

MA-03 City Alternative SEPA-2025-0002
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## City of Sumner

### ENVIRONMENTAL CHECKLIST

#### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

#### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. Background**

1. Name of proposed project, if applicable:

Comprehensive Plan Map and Zoning Map Amendment for Parcels 0420124027 & 0420124035 from Low Density Residential Zoning to Light Industrial Zoning.

2. Name of applicant:

City of Sumner Community Development

3. Address and phone number of applicant and contact person:

Applicant: City of Sumner Community Development

Address: 1104 Maple St # 250, Sumner, WA 98390

Contact 1: Chrissanda Walker, Associate Planner

Phone: 253.299.5523

Fax: 253.299.5529

E-mail: chrissandaw@sumnerwa.gov

Contact 2: Ryan Windish, Community Development Director

Phone: 253-299-5524

Fax: 253.299.5529

E-mail: ryanw@sumnerwa.gov

4. Date checklist prepared:

March 28, 2025

5. Agency requesting checklist:

City of Sumner

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

The proposal is for a Comprehensive Plan map and Zoning map amendment. No project action is proposed.

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

This is a non-project SEPA review. Upon completion of the comprehensive plan map amendment, the proponent will enter the design phase of a light industrial development on parcel 0420124027 in conjunction with a south-neighboring M-1 zoned parcel 0420131043. This activity will require

design and permitting and an update to SEPA environmental review based on proposed project actions. There are no proposed project actions on parcel 0420124035, if future actions were to be proposed, design and permitting and an update to SEPA environmental review based on proposed project actions would be necessary.

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

There are no known environmental reports associated with either site. Any development on the sites will require a review of floodplain extents and any other environmental considerations.

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.

None are known at this time.

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

This proposal requires City of Sumner approvals including SEPA Future activities including the design of a light industrial development on parcel 0420124027 will need design review, site and building permits, and a NPDES Permit through the Department of Ecology.

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.)

Under the City proposed alternative, there would be a Comprehensive Plan Map designation change from Low Density Residential-2 to Light Industrial (M-1) and a change in the Zoning Map from LDR 8.5 to Light Industrial M-1.

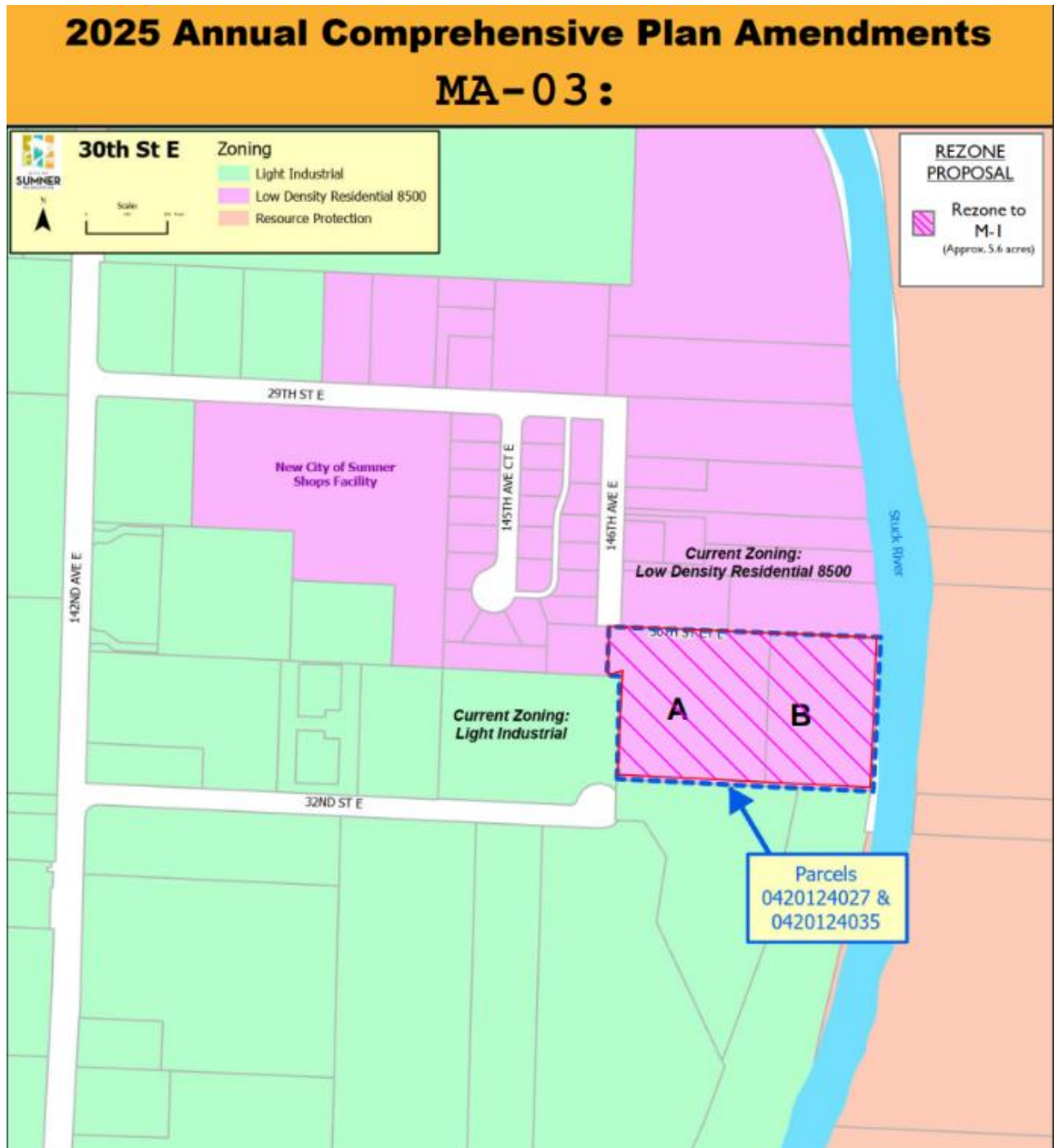
As this is a non-project review, there are no current plans for the development of the site. If the map designation change is approved, light industrial development would be allowed. Future proposals for the site may include warehouse and associated parking.

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.

The proposal sites are located at 14616 (Site A) and 14710 (Site B) 30th Street Court East in Sumner, WA. The parcel numbers are 0420124027 & 0420124035 respectively. Site A is at the east end of the 32nd Street East cul-de-sac and can be accessed both from 32<sup>nd</sup> Street East and 30<sup>th</sup> Street Court East. The total Site A parcel area is 3.31 acres. The total Site B parcel area is 2.29 acres. The total rezone proposal sites sum to approximately 5.6 acres.

Vehicle access to Site A from SR 167: take the 24<sup>th</sup> Street East exit, go south on 142<sup>nd</sup> Avenue East and east on 32<sup>nd</sup> Street East.

Vehicle access to Site A and Site B from SR 167: take the 24<sup>th</sup> Street East exit, go south on 142<sup>nd</sup> Avenue East, then east on 29<sup>th</sup> Street East, then south on 146<sup>th</sup> Avenue East, and lastly east on 30<sup>th</sup> Street Court East.



**B. ENVIRONMENTAL ELEMENTS**1. Earth

- a) General description of the site (bold one): **Flat**, rolling, hilly, steep slopes, mountainous,

The proposal site is generally flat on all parts of the site do not directly abut the Stuck River (White River). Site B is adjacent to the river and has a river bank.

- b) What is the steepest slope on the site (approximate percent slope)?
- c) Not applicable as all parts of the site that are outside of shoreline buffer are flat per USGS 2023 world hillshade map.
- d) 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 prime farmland.

The general soil types anticipated to be found on the site are silty and sandy loam based on information from neighboring properties and information from the USDA web soil survey.

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

There are no known history or indications of unstable soils in the immediate vicinity.

- f) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

As this is a non-project review, there are no plans or quantities for fill and grading activities at this time.

- g) Could erosion occur as a result of clearing, construction, or use? If so, generally describe. As this is a non-project review, there are no current plans associated with the site.

Any construction on these sites would require proper mitigation to reduce the risk of erosion including 200 feet minimum buffers from Shorelines in the City of Sumner. These plans would be reviewed at the permit stage to ensure erosion mitigation is in place and proper buffers are maintained.

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

As this is a non-project review, there are no current plans associated with the sites. Any development plans would be required to comply with local requirements for impervious surface coverage.

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

As this is a non-project review, there are no current plans associated with the sites. At the time of future design and permitting, the proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Sumner City Code. Plans would identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Sumner standards and the Stormwater Management Manual for Western Washington.

2. Air

- a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

As this is a non-project review, there are no current plans associated with either site. Future development would likely involve traffic and associated air quality.

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

There are no known off-site sources of emissions or odor that would affect this proposal. Surrounding uses are light industrial or single-family residential.

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

As this is a non-project review, there are no current plans associated with either site. In the M-1 Light Industrial Zone performance standards for future development include:

18.18.060 I. Odor and Emissions. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site or produces air emissions that are not compliant with regional, state, and federal emission standards. Uses shall utilize best available control technologies to reduce odors and emissions.

3. Water

- a) Surface:

- i. 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.

The White River is approximately 250 feet to the east of Site A and directly abuts Site B. The White River eventually enters the Puyallup River.

- ii. 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.

This proposal is a non-project review, therefore the proposal does not include any work within 200 feet of the White River. Future development would be subject to the Shoreline Master Program.

- iii. 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.

The proposal does not include any proposed effect on the wetland or surface water. The proposed action is a non-project action and the future anticipated projects (see A. 11.) construction of any development on the proposal site would be subject to City critical areas and Shoreline Master Program requirements, as well as others.

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

The construction of any development on Proposal Site A will not involve any surface water withdrawals or diversions for site A as it is not located adjacent to the surface water.

Additionally, as this is a non-project review, there are no current plans associated with the either site and future withdrawals of the White River by development will be reviewed on a project-by-project basis at the time of application.

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

While the FEMA Flood Map number 53053C0351E identifies both sites within a Zone AE flood area, the actual site elevations are above base flood elevation. In addition, the side channel or flood route from the White River is disconnected from the area by a flood gate at 32nd Street East.

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

The proposal does not involve any discharges of waste materials to surface waters.

b) Ground:

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

As this is a non-project review, there are no current plans associated with the sites.

- ii. 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.

As this is a non-project review, there are no current plans associated with the sites. Any future development will be served by public sewer.

c) Water runoff (including stormwater):

- i. 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.

As this is a non-project review, there are no current plans associated with the sites. Storm drainage design will be in compliance with Sumner Municipal Code.

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

As this is a non-project review, there are no current plans associated with the sites.

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

No because this proposal is a non-project review.

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

Storm drainage design will comply with Sumner Municipal Code and any future construction activities will observe proper construction management techniques. Critical areas regulations address groundwater, wetlands, and fish and wildlife habitat conservation areas. Shoreline Master Program regulations would apply to the eastern parcel and sets an Urban Conservancy buffer of 200 feet.

4. Plants

- a) Check or circle types of vegetation found on the site:

✓ deciduous tree: alder, maple, aspen, other - cottonwood  
✓ 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:

The site has typical brush/natural vegetation.

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

As this is a non-project review, there are no current plans to remove vegetation associated with the site. The existing site consists of low-quality vegetation, including brush.

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

There are no threatened or endangered species known to be on or near Site A. The Native Spring-Run Chinook Salmon is listed under the Endangered Species Act and the White River is part of its habitat. Site B abuts the White River to the east.

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

As this is a non-project review, there are no current landscaping plans associated with the site. Any future development plans would adhere to City of Sumner standards.

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

Unknown

5. Animals

- a) Circle (bold) any birds and animals which have been observed on or near the site or are known to be on or near the site:

✓ birds: hawk, heron, eagle, **songbirds**, other:  
mammals: deer, bear, elk, beaver, other: **skunk, opossum, squirrel**  
fish: bass, **salmon**, trout, herring, shellfish, other:

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

Spring Run Chinook Salmon are known to be near the sites in the White River.

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

The project site, like most of Western Washington, is generally located in the Pacific Flyway for migratory waterfowl.



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

Not applicable.

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

Unknown

6. Energy and natural resources

- 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.

As this is a non-project review, there are no current plans associated with the sites. It is anticipated that any development would require electricity and natural gas from providers for construction and operations.

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

As this is a non-project review, there are no current plans associated with the sites. Any future proposed design will evaluate and mitigate any potential impacts to solar energy by adjacent properties.

- 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:

As this is a non-project review, there are no current plans associated with the sites. Any future proposal on the sites will be required to meet current energy codes in effect at the time of permitting.

7. Environmental health

- 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.

There is no known environmental health hazard associated with the proposal as this proposal does not include a project.

- i. Describe any known or possible contamination at the site from present or past uses.

No known contamination at the site from present or past uses.

- ii. 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

There are no known hazardous chemicals or conditions that may affect project development as this is a non-project review and there will be no development associated with the proposal,

- iii. 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.

There are no known hazardous chemicals or conditions that may affect project development as this is a non-project review and there will be no development associated with the proposal,

- iv. Describe special emergency services that might be required.

No special emergency services are required by the proposal.

- v. Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

8. Noise

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

Noise from nearby existing roadways includes 142<sup>nd</sup> Avenue East .

- b) 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.

As this is a non-project review, there are no current plans in place or in process associated with the sites.

During possible future construction or redevelopment of the sites, there will be temporary construction noise.

Long-term noise associated with the industrial uses will be typical of the sites after development. Future truck traffic to and from the site may cause noise.

One possible future use of Site A would result in vehicle noise associated with truck transit on nearby 32<sup>nd</sup> Street East and warehouse use on the site including vehicle and truck traffic.

These uses are compatible with adjacent property uses to the south.

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

As this is a non-project review, there are no current plans in place or in process associated with the sites

During possible future construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise association with construction.

As the proposal is the conversion of residential zoned parcels into light industrial zoned parcels, it is reasonable to believe that future uses of the site may result in increased machinery or vehicle noises from loading and unloading affecting remaining residential properties to the north. Some nearby parcels have compatible uses and there is preliminary plans for consolidation of uses (see A. 7.) with adjacent property to the south. Long-term mitigation of light industrial noise from the sites could be achieved through site design requirements such as loading zones to the side of the sites facing similar zoning (south, west, and east).

A study of noise could determine more precisely how the development would comply with noise standards including SMC 18.14 which addresses maximum permissible noise levels.

9. Land and Shoreline use

- 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.

Site A has one small house located on the north side of the parcel. Adjacent properties to the west and south are light industrial and undeveloped. To the north and east (Site B) are single-family residences.

Site B has a single-family residence and one detached garage. Adjacent property to the west (site A) has one small house, to the south is light industrial and undeveloped land. To the north are single-family residences and to the east is the White River.

- 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?

It is unknown whether the site has been used for agriculture in the past. The site is in the City of Sumner and is considered urban.

- i. 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:

There are no designated agricultural or forest lands of long-term commercial significance in the city.

- c) Describe any structures on the site.

Site A: There is one housing structure on the site built in 1900 and in poor condition.

Site B: There is 2 buildings on the site, one single-family residence in poor condition and one detached garage in extra poor condition

- d) Will any structures be demolished? If so, what?

Not applicable at this time. At the time of redevelopment, the structure would be demolished but not at the time of rezone (this proposal).

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

The proposal sites are both designated LDR 2 and zoned LDR-8.5 allowing single-family residential.

- f) What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the proposal sites are Low Density Residential 2.

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

Site A has not been designated as part of the Sumner Shoreline Master Program.

Site B has been designated "Urban Conservancy (100/200 feet)" in the Sumner shoreline master program and the buffer is 200 feet in the reach of the river abutting the site.

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

Site A does not have mapped wetlands per the City's public web map; some properties to the south

have mapped wetlands.<sup>1</sup>

Site B abuts the White River and contains a 200 foot setback from the White River as noted in g) above.<sup>2</sup>

Both sites are in an aquifer protection area.<sup>3</sup>

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

As this is a non-project review, this is not applicable.

- j) Approximately how many people would the completed project displace?

Not applicable. The rezone of the property would not require the residents to move. Future development would likely result in the demolition of the houses and displace the household at the time.

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

None at this time. There is no displacement as part of this non-project proposal. Any displacement impacts that need to be mitigated will be addressed with future project proposals.

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

The proposal is to change the zoning from LDR 8.5 to M-1 Light Industrial to be contiguous with light industrial zoning to the immediate south and west. The city has identified and designated the greater area, the majority of which sits within the Manufacturing/industrial core overlay to be light industrial and limit residential uses.

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

Not applicable.

#### 10. Housing

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

The proposal does not include residential development.

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

The comprehensive plan map amendment itself would not eliminate any housing. The existing single-family homes on the parcels could remain in its current state. Upon redevelopment of the site into light industrial use, the single-family houses would be removed.

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

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

<sup>2</sup> See: <https://sumnerwa.gov/wp-content/uploads/2020/08/Shoreline-Master-Program-Final-2020.pdf>.

<sup>3</sup> See: <https://sumnerwa.gov/wp-content/uploads/2020/11/Critical-Areas-Aquifer-Resource-Map.pdf>.

Not applicable.

#### 11. Aesthetics

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

There are no building plans associated with the comprehensive plan map amendment. Maximum building height for these properties would be 35 feet if this proposal is approved and impacts of development will be assessed at the project-level design stage.

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

Any future light industrial development on the site would be reviewed for view impacts to neighboring properties at the project-level design stage.

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

Any measures to reduce or control aesthetic impacts will be determined at the project-level design stage.

#### 12. Light and glare

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

The comprehensive plan map amendment is a non-project action. Any impacts related to light and glare will be evaluated at the project-level using the project design.

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

This is a non-project action review. There is no project design, however design requirements would mitigate light and glare to ensure the proposal does not impact views or pose safety hazards.

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

There are no known off-site sources of light or glare that would affect the proposal.

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

It is required that exterior lighting meet city design standards and cast light downward and away from the White River to avoid impacts to fish habitat.

The City could require that primary egress or ingress of the property be from 32<sup>nd</sup> Street East, and that vehicles be routed in a way to minimize light industrial vehicle lights from impacting residences north of the property.

#### 13. Recreation

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

There are no recreational opportunities in the immediate vicinity. The White River is to the east but presents no recreational opportunities to the public at this section of the river. The Sumner Link Trail is on the opposite side (east) of the White River.

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

The proposal will not displace any existing recreational uses.

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

Not applicable.

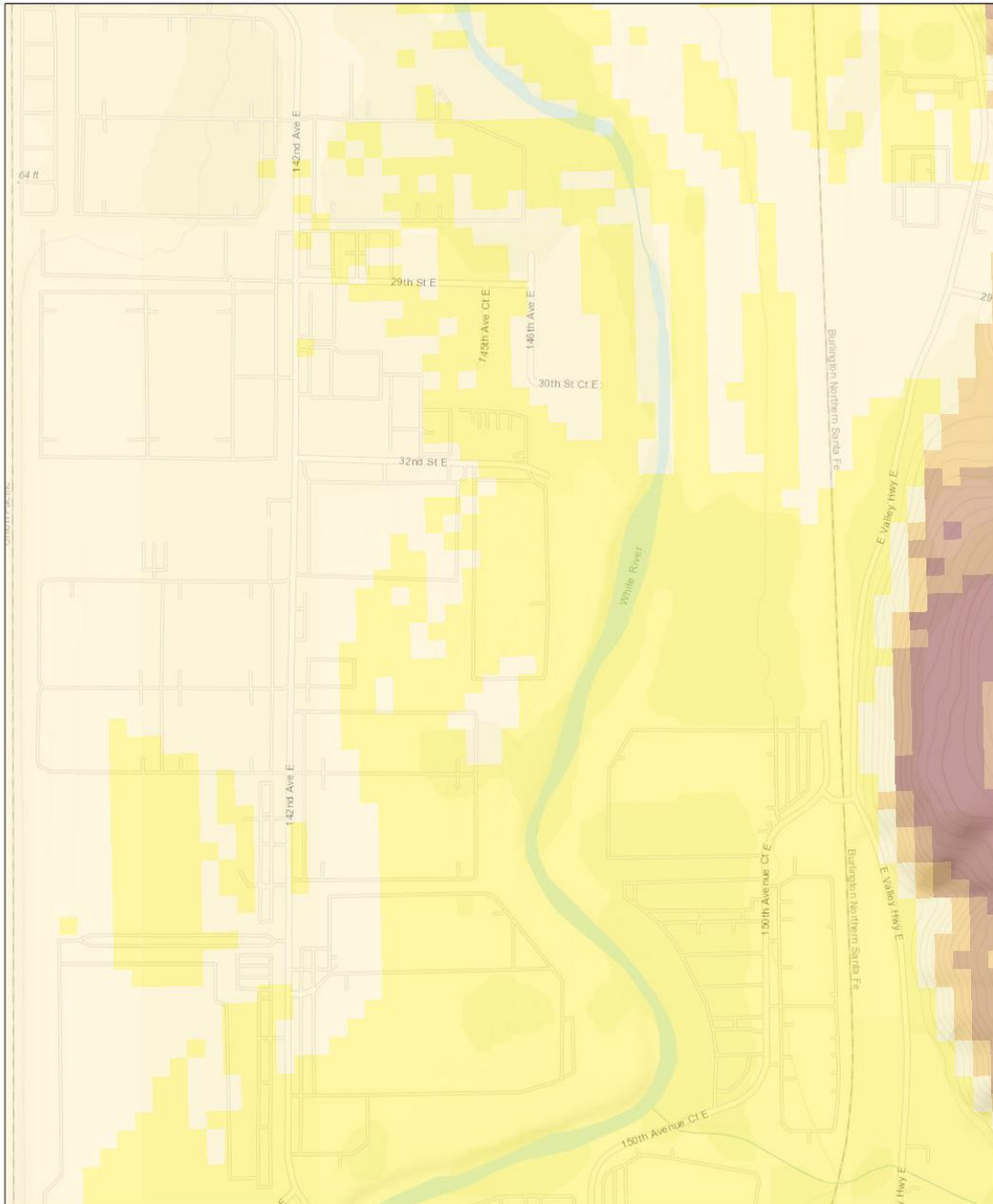
14. Historic and cultural preservation

- 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.

A map review of the site through the Washington Department of Archaeology and Historic Preservation shows no places or objects registered on or near the proposal sites.

The area is considered to have Very High Risk of Archaeological Resources. See map below.

MA03B Vicinity

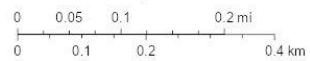


3/28/2025

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

- 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.

None known. See a).

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A review of Washington Department of Archaeology and Historic Preservation's WISAARD publicly available information was considered.

- 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.

The Shoreline Master Program Section VI Historical and Cultural Resources provides policies and regulation to protect archaeological resources in the Shoreline Management areas.

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.

#### 15. Transportation

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

The proposal sites is accessed from public roadways and no new roadways are proposed.

Site access for Site A can either be at the end of the cul-de-sac on 32<sup>nd</sup> Street East or via 30<sup>th</sup> Street Court East.

Site access for Site B is at the end of 30<sup>th</sup> Street Court East at this time. No new roadways are proposed as part of this proposal

- 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?

The proposal site is not currently served by public transit.

- 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).

The parcels are accessed from 32<sup>nd</sup> Street Court East and 30<sup>th</sup> Street Court East, both of which are public rights-of-way. It is unknown whether improvements to either roadway would be required as the traffic projections of future projects will be determined at the project-level design stage of those projects. A cumulative transportation system review will be prepared by the City involving multiple docket applications.



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

No.

- 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 of Sumner is analyzing transportation impacts of a comprehensive plan map amendment.

- 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.

The site is in the City of Sumner and no interference with movement of natural resources products are anticipated.

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

Future development is subject to the City's concurrency requirements and payment of traffic impact fees.

#### 16. Public services

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

No significant increase in public services is anticipated with this proposal. Future development and operations will meet fire code requirements. The City will provide police protection and the future size of operations is not anticipated to create a significant demand. The industrial uses will not create a demand for schools.

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

Application of City codes addressing building and fire codes and impact fees are anticipated to address demand for public services.

#### 17. Utilities

- a) Circle (bold) 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.

Utilities to serve a project on the site would require city water main and sanitary sewer lines extended from 32nd Street East.

**C. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Signature:



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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not 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.

- a) 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

The comprehensive plan map amendment converting these parcels from residential use to light industrial use will not in itself increase emissions and noise. Any future development proposals for the sites would increase impacts over the site's current under-developed state. City code, design requirements, and possible restrictions would limit or mitigate for impacts to neighboring properties.

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

Anticipated activities as a result of the comprehensive plan map amendment would include light industrial development on the subject parcel. The sites currently contains brush and grass. There are no anticipated impacts to plants, animals or marine life.

- c) How would the proposal be likely to deplete energy or natural resources?

The comprehensive plan map amendment would allow future light industrial development of the parcels, which would require different levels of energy usage than the current use.

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

Any project actions associated resulting from this proposal will use energy efficiencies required by building code and best practices to reduce energy impacts and conserve resources.

- e) 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?

Proposed measure to protect such resources or to avoid or reduce impacts is to adhere to the floodplain setbacks along the White River. No other environmentally sensitive areas exist in the proposal area.

- f) 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?

The comprehensive plan map amendment would change the land use of the site from single-family residential to light industrial use. This use is compatible with neighboring parcels to the west and south. There are no plans for residential expansion in the area as it is a highly industrial area. Intentional design considerations to avoid impacts to neighboring single-family residences to the north and northwest would be determined at the project design and permitting phase.

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

Any projects resulting from the comprehensive plan map amendment would be required to demonstrate adequate capacity in municipal facilities, and extend those facilities, to serve the future use of the sites.

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

There are no known conflicts with local, state or federal laws regarding the protection of the environment.

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]