



1104 MAPLE STREET, SUMNER WA 98390

**COMMUNITY DEVELOPMENT DEPARTMENT**

253-299-5520

## SEPA DETERMINATION OF CONSISTENCY

**Project Name:** Sumner Attic Building

**Project Number:** SEPA-2024-0007

**Location:** 1003 Main Street Sumner, WA APN 7985000220 – Zoning: TCP Historic District

**Description of Proposal:** This proposal is for the redevelopment of a vacant site with a new construction, 3-story mixed-use commercial building, with a total of 8,756 SF of two upper-levels of commercial office space and a ground story total square footage of 4,347 SF for two proposed retail spaces. The proposal includes two (2) covered parking and one (1) loading zone in the rear on a 0.13-acre site with alley access. A 10-foot-wide sidewalk exists along Main Street.

**Proponent:** James Guerrero Architects, 7520 Bridgeport Way W Lakewood, WA 98499

**Lead Agency:** City of Sumner

**Planned Action Ordinance:**

☐ East Sumner Neighborhood Plan, Ordinance No. 2535.

☒ Town Center Plan, Ordinance No. 2668.

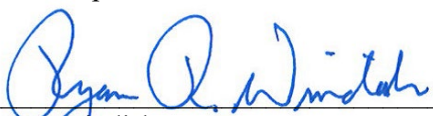
The lead agency for this proposal has determined that it is consistent with a City of Sumner Planned Action Ordinance. Therefore, no further SEPA environmental review will be required beyond the supplemental environmental impact statement (EIS) that has already been completed under SMC 16.04.170, RCW 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 for this Determination of Consistency.

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

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

**Signature:**

  
Ryan Windish

**Date Issued:** 05/16/2025

**Questions:** Brayden Shannon, Assist. Planner: braydens@sumnerwa.gov, 253.299.5528

**Conditions of approval:**

1. All Building and Fire Codes for the design shall be based off the 2018 code cycle based on vesting date.
2. Parking reduction approval is consistent with SMC 18.42.047(C). Prior to building permit issuance, the property owner shall enter into an agreement to not protest the formation of a future local improvement district to provide additional parking and submit the executed form. Future tenants will be required to submit a new parking reduction request if it is a change of use.
3. 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.
4. Prior to building 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.
5. The applicant shall review and implement applicable required mitigating measures established under the Town Center Plan Planned Action Ordinance Exhibit B.
6. Prior to construction, the applicant shall install project site signage, with one sign along the street frontage and be at least 2 feet by 3 feet minimum in size. The sign shall state that the project qualifies as a Planned Action Project, include this SEPA permit number and approval date, contractor contact information and other applicable project details and renderings. Signs shall be posted within 30 days of issuance of this Determination of Consistency.