

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## **A. Background**

### **1. Name of proposed project, if applicable:**

Comprehensive Plan Map and Zoning Map Amendment for Parcel A: 0420124027 & Parcel B: 0420124035 from Low Density Residential (LDR) Zoning to Light Industrial (M-1) 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](mailto:chrissandaw@sumnerwa.gov)

Contact 2: Ryan Windish, Community Development Director

Phone: 253-299-5524

Fax: 253.299.5529

E-mail: [ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov)

### **4. Date checklist prepared:**

March 28, 2025; revised July 28, 2025

### **5. Agency requesting checklist:**

City of Sumner

### **6. Proposed timing of 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 action, no specific development proposals are associated with this rezone. If the map amendment for Parcel A is approved, light industrial uses such as warehousing and associated parking would be permitted under the new zoning designation, subject to future project-level permitting and environmental review.

Parcel B will retain its current residential designation and zoning until legal access to 32nd Street East is established, and additional mitigation measures are identified. No further activity or land use changes are proposed for Parcel B at this time. The width of Parcel B is 230 feet, measuring from the riverbank(to the east) and this presents limited options for additions or expansions for the current or future uses because of the 200-foot shoreline

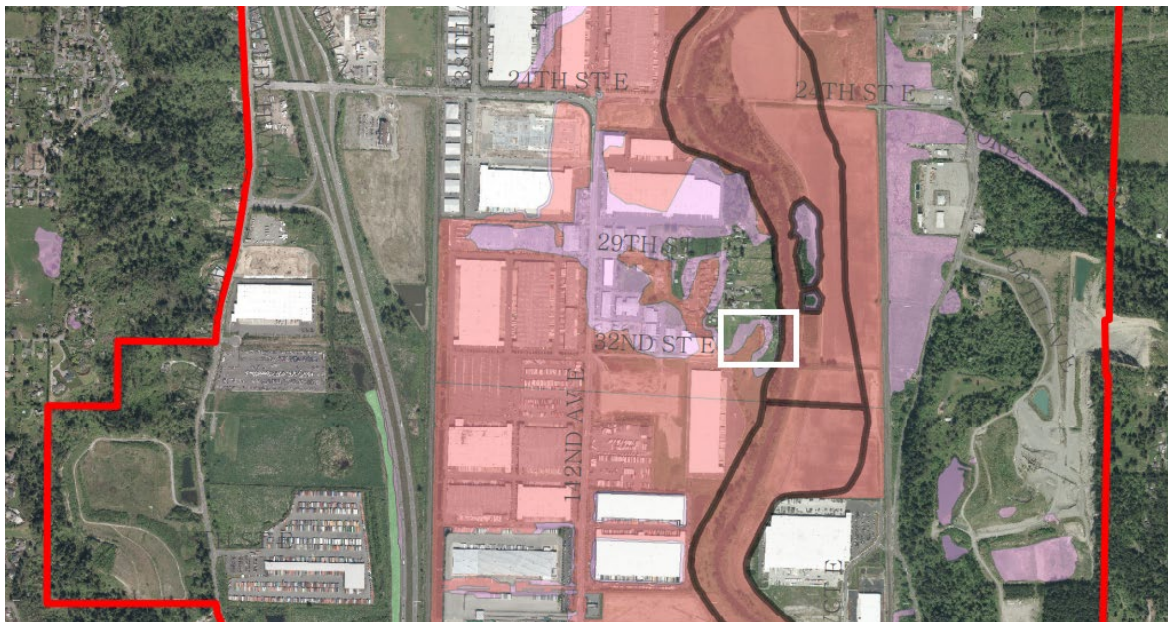
buffer affecting this parcel. Conservation and buffer restoration is a preferred future activity.

**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.

1. The non-project proposal area affecting portions of Parcel A is located within the zone AE floodplain, per FEMA FIRM Panel 53053C0351E. Future project actions within the proposal area are subject to SMC 15.52 and may be required to evaluate a proposed project for No-Rise certification through hydrologic and hydraulic analysis.
2. The non-project proposal area affecting Parcel B, portions of the site may be in the floodway zone and within a 200' foot shoreline buffer (see map image below, from Floodplains Aerial Map, City of Sumner 2023). Future proposed project actions would be subject to the City's Shoreline Master Program and applicable regulations per SMC 15.52.

*Figure A: Excerpt from Floodplains Aerial map (2023:*



3. Technical Memo Zero-Rise analysis (February 2023). The city of Sumner White River Restoration Project is located along the left (eastern) overbank of the White River, from 8th St (River Mile (RM) 5.00) to about 1 mile upstream of the Tacoma Ave Bridge (RM 2.12) in Sumner, WA. The project includes the regrading of the left overbank, the construction of a new channel for the Lake Tapps Diversion tailrace, and a forested berm around the perimeter of the WRRP. As part of the no-rise analysis, a proposed future warehouse development immediately south of 8th Street was included in the proposed condition to capture a complete picture of future conditions within City property east of the White River. Upon completion of the restoration and planned

development in the project, the city may update FEMA mapping to address previous identified floodway areas and establish a new zero-rise baseline.

**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 Comprehensive Plan rezone proposal requires City of Sumner City Council approval, and future project action SEPA will be required for any light industrial development including 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.)**

The proposal involves a Comprehensive Plan Map amendment and Zoning Map amendment for Parcel A to change the land use designation from Low Density Residential-2 (LDR-2) to Light Industrial (M-1), and the zoning designation from LDR 8.5 to M-1.

Parcel B will retain its current LDR-2 designation and LDR 8.5 zoning until such time as legal access to 32nd Street East is established, and additional mitigation measures are implemented.

No development proposals are currently associated with this action.

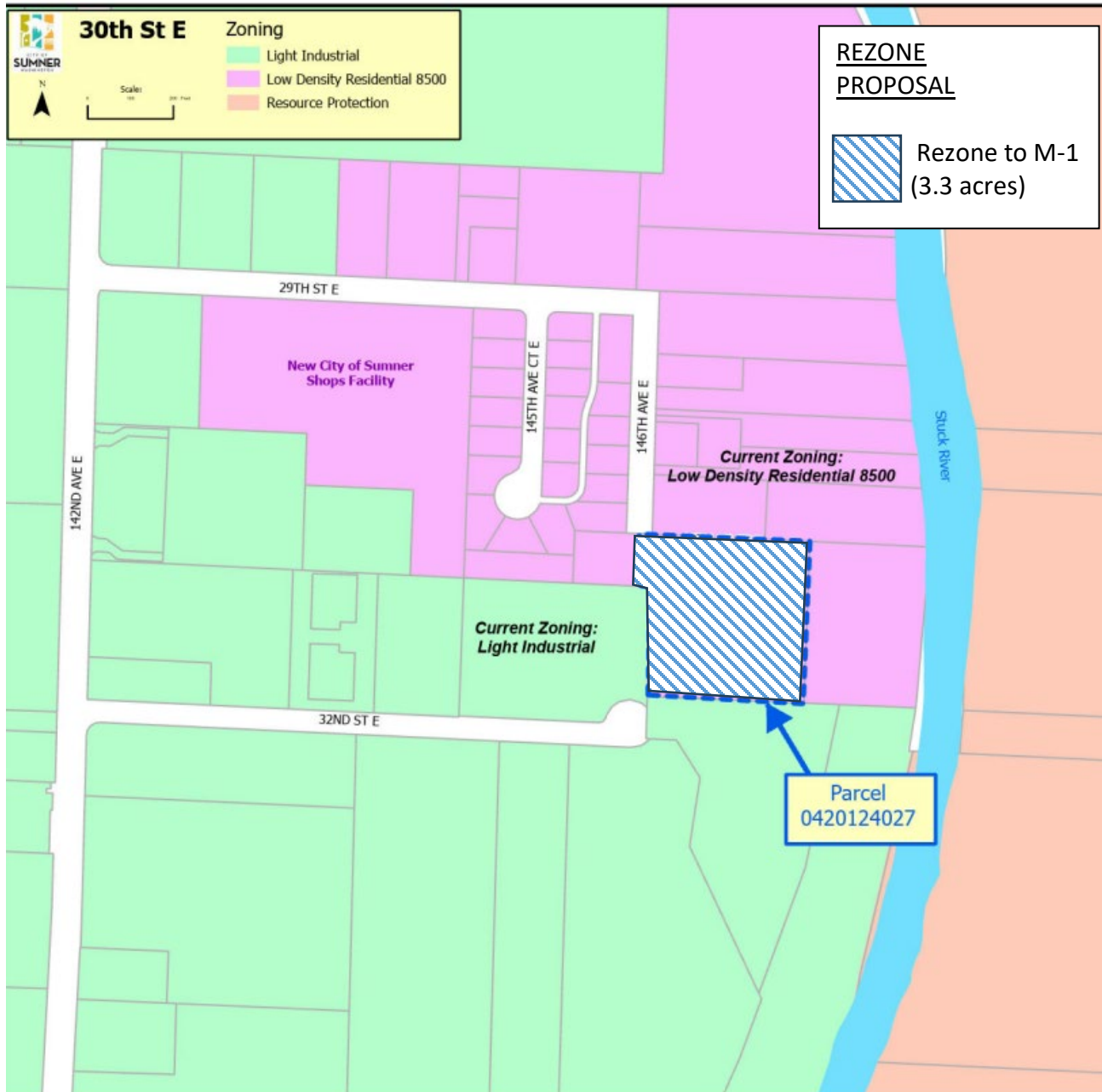
The attached Exhibit I: Policy Evaluation provides background information on the pros and cons of the proposed rezone, MA-03.

**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 (parcel A) & 0420124035 (parcel B), respectively. Parcel A is at the east end of the 32nd Street East cul-de-sac and can be accessed both from 32nd Street East and 30th Street Court East. The total site area of parcel A is 3.31 acres. The total site area of B parcel is 2.29 acres. The total rezone proposal sites sum to approximately 5.6 acres.

The proponent for Parcel A will be required to provide an easement with its property to the immediate south to access the site from 32nd Street East in the future.

# MA-03: Rezone on 30th Street E



See Exhibit I, Policy Evaluations for all alternatives reviewed.

## B.Environmental Elements

### 1. Earth

#### a. General description of the site:

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

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

Not applicable, as all parts of the proposal site that are located outside of the shoreline buffer are flat per USGS 2023 world hill shade map.

#### 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.

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

#### d. 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.

#### 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.

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

#### f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

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 project action stage to ensure erosion mitigation is in place and proper buffers are maintained.

#### g. 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.

#### h. 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 during construction, operation, and maintenance 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:

- 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.**

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.

- 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.**

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.

- 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.**

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.

- 4. Will the proposal require surface water withdrawals or diversions? Give a 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.

- 5. 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. Additionally, an existing pre-load on the site to the immediate south separates the floodway from the proposal site. The pre-load elevation has been confirmed by a site survey.

- 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.**

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

**b. Ground:**

- 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 a general description, purpose, and approximate quantities if known.**

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

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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):**

- 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.**

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.

- 2. 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.

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

The proposal is a non-project review; there are no current plans associated with the sites and therefore no effects on drainage patterns. However, future development is subject to Sumner's stormwater management requirements.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern 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 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:** 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 associated with the site. The existing site consists of low-quality vegetation, including brush. At project action level,

**c. List threatened and 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 will adhere to City of Sumner required landscaping and open space standards SMC 18.41.

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

There are currently blackberry weeds and brush growing on the parcel A site.

## 5. Animals

**a. List any birds and other animals that 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: ducks
  - Mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel
  - Fish: bass, salmon, trout, herring, shellfish, other:

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

Spring Run Chinook Salmon, Bull Trout, and Puget Sound Steelhead are known to be near the sites within 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.**

None known

## 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 because of this proposal? If so, describe.**

This is a non-project action and there is no known environmental health hazard associated with present or past uses of the site. This proposal does not include a project, any future development will be required to conduct SEPA review for any future uses.

1. **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.

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.**

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. At future project action SEPA, if applicable, hazards will be mitigated through application of fire codes. Given light industrial uses, no special hazards are anticipated.

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.**

There are no known hazardous chemicals or conditions that may affect project development as this is a non-project review.

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

No special emergency services are required by the proposal. Future proposed uses will be subject to SEPA and permit review, at which time the need for emergency services will be reviewed.

**5. Proposed measures to reduce or control environmental health hazards, if any.**

The proposal will comply with fire and any state or federal hazardous materials laws, which will be reviewed at the time of project SEPA permitting.

**b. Noise**

**1. 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, a designated Truck Route<sup>2</sup> and will not affect the proposal.

**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)?**

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 subject to construction hours under SMC 15.34

Long-term noise associated with light 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 traffic on nearby 32nd Street East and warehouse use on the site including vehicle and truck traffic. These uses are compatible with adjacent property uses to the west and south of the proposal sites. At future project action, industrial or commercial proposed development shall submit for a community noise assessment.

**3. 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 operational or vehicle noises from loading and unloading affecting

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<sup>2</sup> <https://sumnerwa.gov/wp-content/uploads/2020/11/Sumner-Truck-Route-Map.pdf>

remaining residential properties to the north, west, and east. 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.

## 8. 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 a 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 because 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.

- 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?**

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. It is a one-story structure approximately 963 SF in size.

Site B: There are 2 buildings on the site, one single-family residence in poor condition and one detached garage in extra poor condition, approximately 3,276 SF in total size.

- 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>3</sup>

Site B abuts the White River and contains a 200-foot setback from the White River as noted in g) above.<sup>4</sup>

Both sites are in an aquifer protection area.<sup>5</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 that 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 underlying 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.

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

<sup>4</sup> <https://sumnerwa.gov/wp-content/uploads/2020/08/Shoreline-Master-Program-Final-2020.pdf>.

<sup>5</sup> <https://sumnerwa.gov/wp-content/uploads/2020/11/Critical-Areas-Aquifer-Resource-Map.pdf>.



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

There are no known agricultural or forest lands of long-term commercial significance at or near the proposal site.

## **9. 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 proposed Comprehensive Plan Map amendment would not directly eliminate any housing. Existing single-family homes on the affected parcels may remain in place until redevelopment occurs. If the site is redeveloped for light industrial use, the existing single-family units would be removed. These homes are assumed to be low- to middle-income housing based on current zoning and housing type.

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

Not applicable.

## **10. Aesthetics**

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

This is a non-project action, and no building plans proposed 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.

## **11. 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. Potential mitigation can include site layout, building design, loading bay locations, landscaping and fencing.

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

This is a non-project action; no specific development is proposed at this time. Any future project would be subject to applicable design standards intended to minimize light and glare impacts. These requirements are expected to mitigate potential safety hazards and protect surrounding views.

**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 32nd Street East, and that vehicles be routed in a way to minimize light industrial vehicle lights from impacting residences north of the property.

## **12. 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 of parcel B but presents no recreational opportunities to the public on 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:**

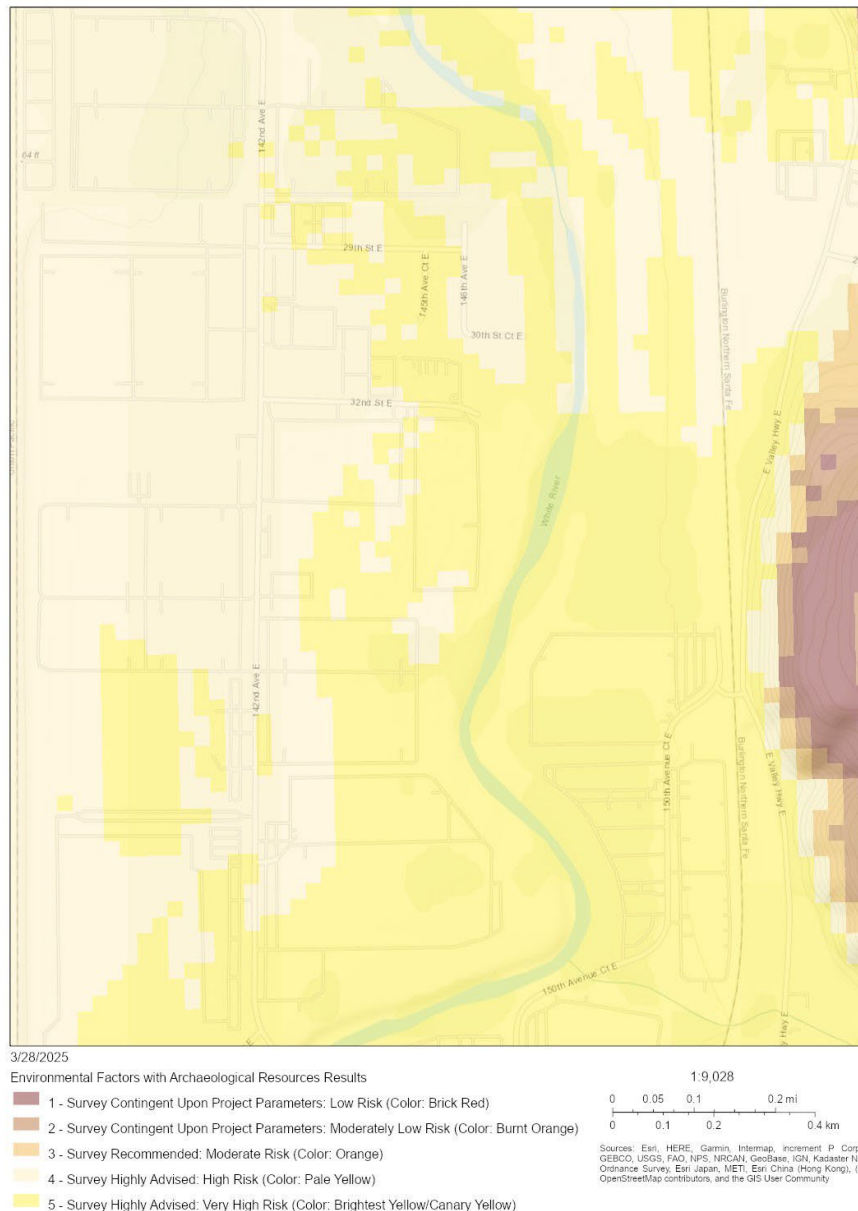
This is a non-project action; no specific development is proposed at this time. However, under the proposed rezone, future development could include commercial or public facilities that provide recreational opportunities for the public. Additionally, one of the parcels is located within the 200-foot shoreline buffer. Restoration of this buffer area could support low-impact public access or passive recreational uses, such as trails or viewpoints, consistent with shoreline regulations. These opportunities may help offset any indirect impacts to existing recreation and enhance public access in the area, pursuant to the Shoreline Master Program.

### 13. 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 (WISAARD) 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 home on the proposed site is over 45 years old but not listed in the preservation registers. The area is considered to have Very High Risk of Archaeological Resources. See below Appendix C-Archaeological Resources Results Map:

MA03B Vicinity



- 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 response to 13a.

- 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.**

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 regulations 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.

## **14. Transportation**

- 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.**

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 32nd Street East or via 30th Street Court East.

Site access for Site B is at the end of 30th 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 gain access from 32<sup>nd</sup> Street Court East and 146<sup>th</sup> Avenue 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.

Exhibit II: Transportation Analysis presents a cumulative review of the transportation system impacts associated with proposed land use changes under the 2025 Annual Comprehensive Plan Amendments. The analysis evaluated both the applicant-proposed and City-proposed land use alternatives.

The projected increase in housing and/or employment is expected to result in minimal changes to intersection delays—generally up to 1 second—compared to baseline conditions evaluated in the 2024 Comprehensive Plan update. As summarized under Exhibit II, the Level of Service (LOS) at 8 intersections are forecasted to continue to meet the LOS standard of D or better. Areas affected by the proposed amendments are adequately supported by the existing 20-year Transportation Plan projects.

No modifications to the 20-year transportation improvement projects identified in the adopted 2024 Sumner Transportation Plan are proposed as part of the 2025 Comprehensive Plan Amendments.

Exhibit III: Supplemental Technical Memo – provide recommendations on future access and easements for Parcel A. Access to the subject site is currently provided via 30<sup>th</sup> Street Court E, a residential street designed for low traffic volumes and not suitable for frequent use by heavy vehicles. Primary access via 30<sup>th</sup> Street Court E would be incompatible with the expected intensity and vehicle types associated with industrial development. Recommendations on future access and easements.

- d. Will the project or proposal 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?**

This is a non-project action. It is unknown the exact number of trips per day that would be generated under future development conditions. At project action level, future projects would provide an engineer estimate of vehicle trips per day based on proposed use.

- 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 the 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.

The city will also require that primary access be provided via 32nd Street E, a roadway better suited to accommodate industrial traffic. Additionally, an access easement should be established between Parcel A: 0420124027 and the adjacent parcel (APN: 0420131043) to the south to ensure appropriate connectivity and mitigate potential impacts to the surrounding residential network.

## 15. Public services

- 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.**

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.

## 16. Utilities

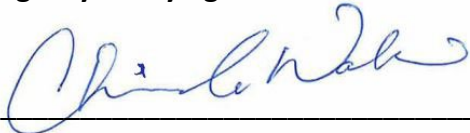
- a. **Circle(underline) utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

- 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

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.

X: \_\_\_\_\_

**Type name of signee:** Chrissanda Walker

**Position and agency/organization:** Associate Planner/City of Sumner

**Date updated:** July 29, 2025; Original checklist submitted: 4/10/2025



## D. Supplemental sheet for nonproject actions

**Do not** use this section 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?**

This is a non-project action. The proposed Comprehensive Plan Map amendment, which would change the land use designation from residential to light industrial, would not directly result in increased emissions, discharges, or noise.

However, future development consistent with the proposed zoning could result in increased impacts compared to the current, underdeveloped condition of the site. Potential impacts may include increased stormwater runoff, air emissions from vehicle and truck traffic, noise from industrial operations, and the use or storage of hazardous materials typical of light industrial uses.

Parcel A is adjacent to existing industrial development to the west, where similar uses already occur, which may help reduce land use compatibility concerns. While Parcel A would be adjacent to residential zoning on 2 sides, future development proposals on Parcel A will be required to incorporate site design, building orientation, landscaping, and buffering measures to mitigate impacts such as noise, light, and traffic. The City's development standards, stormwater management requirements, critical area protections, and SEPA project-level review will ensure these potential impacts are addressed during site-specific permitting. These measures would serve to mitigate potential impacts to adjacent properties and natural resources.

Parcel B is adjacent to the White River to the east, which may elevate the sensitivity of potential water quality and habitat impacts. Future development and/or expansions on this parcel is unlikely due to the 200-foot shoreline urban conservancy buffer, regulated by the Shoreline Master Program. Under a future project-level SEPA review, applicable City permitting processes, including compliance with the shoreline regulations, critical areas ordinances, stormwater management requirements, and noise and air quality standards will apply.

- **Proposed measures to avoid or reduce such increases are:**

Future project action mitigation measures, including compliance with City development regulations, compliance with critical areas ordinances, noise standards, and stormwater

management requirements, would be required to limit or mitigate impacts to surrounding properties and the environment.

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

This is a non-project action. The proposal involves a comprehensive plan designation change and subsequent zoning change for Parcel A, which currently consists of disturbed vegetation, including brush, weeds, and grass. No direct impacts to plants, animals, fish, or marine life are anticipated as a result of this action.

Future development under the proposed light industrial zoning for Parcel A could result in typical site development impacts such as vegetation removal and increased impervious surfaces. These impacts will be addressed through project-level environmental review and compliance with applicable City regulations, including critical areas and stormwater management requirements.

Parcel B, which lies within shoreline jurisdiction, will retain its existing residential designation and zoning. Any future rezone or redevelopment of Parcel B would require separate review under the Shoreline Master Program and critical areas ordinance to ensure protection of ecological functions.

It is noted that the current residential use on Parcel B has significantly encroached into the shoreline buffer. A future rezone and subsequent redevelopment under modern shoreline and critical areas regulations could present an opportunity for buffer restoration and enhancement. This may improve ecological functions and provide long-term benefits to plant, animal, and marine life in the vicinity.

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

Any future development would be subject to project-level SEPA review and comply with the City's Shoreline Master Program, critical areas ordinance, and stormwater management standards, which are designed to avoid, minimize, or mitigate impacts to sensitive habitats.

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

This is a non-project action. The proposed Comprehensive Plan and Zoning Map amendments would not directly result in the depletion of energy or natural resources.

Future development on parcel A under light industrial zoning could increase demand for electricity, water, and construction materials compared to the current low-density residential use. However, any such development would be reviewed at the project level and would be required to comply with local, state, and federal regulations related to energy efficiency, resource conservation, and utility infrastructure.

Any future proposed development would be subject to City design and construction standards, which may include provisions for energy-efficient building systems, low-impact development practices, and other measures that reduce resource consumption and environmental impact.

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

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

**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?**

This is a non-project action. The proposed Comprehensive Plan Map amendment would not directly affect environmentally sensitive areas.

Parcel A and portions of Parcel B may be located within the FEMA-designated AE floodplain. Parcel B lies adjacent to the White River and within shoreline, while Parcel A is separated from the mapped floodway by an existing pre-load on the site to the immediate south. A site survey has confirmed that the elevation of the pre-load functions as a barrier between the floodway and the proposal site, limiting potential flood conveyance impacts.

No additional environmentally sensitive features—such as wetlands, threatened or endangered species habitat, parks, cultural resources, or prime farmlands—have been identified within the proposal area. If any such resources are discovered during future project-level review, additional mitigation or avoidance measures would be required consistent with applicable environmental regulations.

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

Any future development would be subject to local, state, and federal regulations regarding floodplain development, including adherence to setbacks, elevation requirements, and no-rise standards where applicable. These requirements are intended to protect ecological functions, maintain flood storage capacity, and minimize flood risk to structures and downstream areas.

**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?**

This is a non-project action. The proposed Comprehensive Plan Map amendment and rezone of Parcel A to Light Industrial (M-1) will result in the parcel being bordered by residentially zoned properties to the north and east. The west and south boundaries of Parcel A are adjacent to properties already designated and zoned for Light Industrial use, providing a transition to the broader industrial area within the Manufacturing and Industrial Core overlay (MICO).

While the proposed zoning for Parcel A represents a shift from residential to industrial use, it aligns with the surrounding development pattern and is not anticipated to introduce land uses incompatible with the City's adopted land use vision. This area is within the Manufacturing and Industrial Core overlay, where no residential expansion is planned due to the highly industrial character of the district. The land use change supports the long-term land use compatibility and economic development goals identified in the City's Comprehensive Plan.

Parcel B will retain its current residential designation and zoning, maintaining compatibility with surrounding neighborhoods until legal access to 32nd Street East is secured and additional mitigation measures are in place for any future land use changes. Parcel B is within the Shoreline jurisdiction and is designated urban conservancy. Any future development within shoreline jurisdiction will be required to comply with the Shoreline Master Program and critical areas regulations to ensure that shoreline use and development remain consistent with state guidelines and do not result in incompatible or harmful land use impacts.

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

Future project-level development proposals will be reviewed for consistency with all applicable local plans and codes, including the Comprehensive Plan, zoning regulations, and shoreline policies.

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.

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

This is a non-project action. The proposed Comprehensive Plan Map amendment would not directly result in increased demand for transportation, utilities, or public services; however, future development consistent with the proposed light industrial zoning may lead to increased demand compared to the current residential designation.

##### **Transportation:**

A cumulative transportation system analysis was conducted as part of the 2025 Annual Comprehensive Plan Amendments and is summarized in Exhibit II: Transportation Analysis. The study evaluated both the applicant- and City-proposed alternatives and found that under the City Alternative (Alternative 2), the projected increase in housing and employment would result in minimal impacts on the transportation network. Intersection delays are anticipated to increase by approximately 1 second or less, and Level of Service (LOS) standards (D or better) are forecasted to be maintained at all eight intersections evaluated.

No changes to the adopted 2024 Sumner Transportation Plan are proposed as part of this amendment. The existing 20-year transportation project list includes improvements to the identified 8 intersections and is considered sufficient to support the land use changes included in the amendment package.

##### **Public Services and Utilities:**

Any future development resulting from the rezone would be required to demonstrate adequate capacity in public utilities (e.g., water, sewer, stormwater) and municipal services (e.g., fire, police, solid waste) through the City's permitting process. Utility extensions or upgrades may be required to serve new uses, and developers would be responsible for the costs of such improvements.

Overall, the proposal is consistent with the City's long-range infrastructure planning, and no capacity constraints have been identified that would preclude the intended industrial development.

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

- Implementation of recommended access improvements, including directing industrial traffic to 32nd Street E and establishing access easements, to minimize impacts on residential streets and improve circulation for heavy vehicles.
- Continued adherence to the City's Transportation Plan and its 20-year improvement projects to maintain an acceptable Level of Service (LOS) throughout the affected network.
- Requirement for future developments to conduct project-level traffic impact analyses, submit vehicle trips estimates based on proposed uses and implement mitigation measures as necessary, consistent with City standards.
- Requirement that future development proposals demonstrate adequate capacity for water, sewer, stormwater, fire protection, and other municipal services prior to approval.
- Extension or upgrade of infrastructure as needed to serve new uses, with costs borne by the developer, ensuring that existing system capacity is preserved.
- Application of City design and construction standards promoting energy efficiency, stormwater management, and sustainable utility use.

**7. 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.

List of Exhibits

Exhibit I: 2025 Comprehensive Plan Amendment Docket Land Use/Policy Evaluation Policy Evaluation

Exhibit II: 2025 Comprehensive Plan Amendment Transportation Analysis

Exhibit III: Technical Memo – Access on 32<sup>nd</sup> Street