

SEPA¹ Environmental Checklist

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.

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

A. Background

1. Name of proposed project, if applicable:

Zoning Code Text Amendment related to Child Care Centers

2. Name of applicant:

City of Sumner

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

1104 Maple Street

Sumner, WA 98390

4. Date checklist prepared:

03-04-2026

5. Agency requesting checklist:

WA Department of Ecology (ECY)

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

Planning Commission Public Hearing, April 2, 2026

Planning Commission Recommendation, April 2, 2026

City Council Action, June 2026

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

No

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

Prior EISs have addressed the proposal uniquely or cumulatively, including:

- City of Sumner Comprehensive Plan Update Final Environmental Impact Statement (Final EIS), January 6, 2025
- Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action, Final SEIS, issued August 6, 2015.

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 known

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

Council approval by ordinance

- 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 Zoning Code text amendments are in response to the passage of 2025 SSB 5509, which requires that no later than June 30, 2027, Sumner allow child care centers as defined in RCW 46.216.010, and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones, light industrial zones, and open space zones.

- 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.**

These amendments apply citywide in all referenced land use zones.

B.Environmental Elements

1. **Earth** (geology; soils; fill/excavation/grading; erosion; impervious surface percentage; measures for impacts)
2. **Air** (emission types; off-site emissions/odors; measures for impacts)
3. **Water** (Surface water: presence; work over, in or near; fill/dredge; withdrawal or diversion; floodplain; waste discharge) (Ground: withdrawal; waste discharge) (Runoff: source; waste discharge; drainage patterns) (Measures for impacts)
4. **Plants** (Types; removal/alteration; present endangered/threatened species on/near site; measures to preserve/enhance vegetation; known noxious weeds/invasive species on/near site)
5. **Animals** (Birds/mammals/fish on/near site; present endangered/threatened species on/near site; on migration route; measures to preserve/enhance wildlife; known invasive animal species on/near site)
6. **Energy and natural resources** (Types to be used; effect on adjacent property solar use; energy conservation features; measures to reduce/control energy impacts)
7. **Environmental health** (Health hazards due to proposal, such as noise; needed emergency services; measures to reduce/control health hazards)
8. **Land and shoreline use** (Current use of site & adjacent sites; effects on adjacent/nearby properties; working farmland or forest land?; structures on site; demolition?; current zoning)

and designation; current SMP designation; any critical area?; number of people living/working in completed project; number of people displaced; measures to avoid/reduce displacement; land use compatibility measures; measures to reduce/control impacts to agricultural/forest lands of long-term commercial significance)

9. **Housing** (Number of units provided high-, middle-, or low-income; number of units eliminated high-middle-, or low-income; measures to reduce/control housing impacts)

10. **Aesthetics** (Tallest height; principle exterior building material(s); area views altered/obstructed; measures to reduce/control aesthetic impacts)

11. **Light and glare** (Type and time of light and glare produced; could light/glare be safety hazard and/or interfere with views; existing off-site light/glare affecting proposal; measures to reduce/control light & glare impacts)

12. **Recreation** (Designated/informal recreational opportunities; displacement of existing recreational uses; measures to reduce/control impacts)

13. **Historic and cultural preservation** (45+ year-old buildings/structures/sites listed or eligible for national/state/local preservation listing?; Indian/historic use occupation landmarks, features, evidence?; methods used to assess impacts to historic resources on/near site; measures to avoid, minimize, compensate for loss/changes to/disturbance of resources)

14. **Transportation** (Public streets/highways serving site; access to existing street system; public transit service; required improvements to private or public transportation facilities; use of or immediate vicinity to water, rail, or air transportation; number of vehicular trips/peak volumes; effects on or effects from movement of agricultural/forest products; measures to reduce/control impacts)

15. **Public services** (Increased public service need from project; measures to reduce/control impacts on public services)

16. **Utilities** (Identify available utilities; describe proposed utilities for project)

<p>B. Environmental Elements</p>	<p>Impacts* (Earth, Air, Water, Plants, Animals, Energy & Natural Resources, Environmental Health, Noise, Land & Shoreline Use, Housing, Aesthetics, Light & Glare, Recreation, Historic & Cultural Preservation, Transportation, Public Services, Utilities)</p>
<p>Proposal: Zoning Code Amendments to allowed locations for child care centers</p>	<p>1. Earth: None 2. Air: None 3. Water: None 4. Plants: None 5. Animals: None 6. Energy & Natural Resources: None 7. Environmental Health: None b. Noise: Intermittent train noise exists in the area that could impact future child care centers depending on proximity to train station and</p>

	<p>lines. Conditional use approval will remain required for child care centers proposed in the industrial zones in order to adequately review noise impacts from manufacturing uses that may affect future development.</p> <p>8. Land & Shoreline Use: None</p> <p>9. Housing: Potential for some housing to be converted to child care centers and create very minor impacts on housing supply. No mitigation proposed.</p> <p>10. Aesthetics: None</p> <p>11. Light & Glare: None</p> <p>12. Recreation: None</p> <p>13. Historic & Cultural Preservation: None</p> <p>14. Transportation: None</p> <p>15. Public Services: None</p> <p>16. Utilities: None</p> <p>This is a non-project proposal. All new development projects affected or governed by the amendment will be required to comply with the standards of the Sumner Municipal Code Title 18 Zoning and the adopted Design and Development Standards and would require additional environmental review per Sumner’s Critical Areas Ordinance and Shoreline Management Program</p>
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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 submitted: 03/09/2026

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?

- The proposal is a non-project zoning code amendment that allows child care centers as permitted uses in additional zoning districts and clarifies existing definitions. The amendment does not authorize a specific development and therefore would not directly increase discharges to water, air emissions, hazardous substances, or noise.
- **Proposed measures to avoid or reduce such increases are:**
Future child care facilities would operate at a neighborhood or commercial scale and would be subject to applicable state licensing requirements and local building and environmental regulations.

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

The proposal would not directly affect plants, animals, fish, or marine life because it is a regulatory change and does not authorize specific site development.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
Any future new development or building conversion would occur on existing developed or urban parcels and would be subject to applicable environmental regulations and critical area protections.

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

The proposal would not directly result in the depletion of energy or natural resources. Child care centers are small-scale community facilities that typically operate within existing buildings or developed areas.

- **Proposed measures to protect or conserve energy and natural resources are:**
Any future development or building conversion would be subject to applicable building codes and efficiency standards.

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?

The proposal does not modify existing regulations related to environmentally sensitive areas.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
Any future development associated with child care facilities would remain subject to the City's critical areas regulations, shoreline regulations, and other environmental protections. Therefore, the proposal is not expected to result in impacts to protected environmental 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?

The proposal would allow child care centers as outright permitted uses in residential and other applicable zoning districts, and remain a conditional use in the industrial zones. The proposal amends the use chart in the Title 18.18 to allow accessory on-site facilities in industrial zones for employees. Family child care homes would continue to be permitted as accessory uses within single-family residences for up to 12 children. These uses are considered neighborhood-serving community facilities and are consistent with the Comprehensive Plan policies supporting access to child care and community services.

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

The proposal does not modify shoreline regulations. Future new development would be required to meet the state and local requirements in the Shoreline Master Program to mitigate any impacts.

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

The proposal would not directly increase demand on transportation systems or public services because it does not authorize specific development. Future child care centers may generate minor local traffic associated with drop-off and pick-up activity but would generally operate at a scale comparable to other neighborhood or commercial service uses already permitted in these zones. A reasonable regulation to require at least one onsite loading space for drop up and pick up for child care centers would apply to new development and conversion of existing buildings. The proposal includes a minimum parking requirement of 1.5 stalls per employee and at least 1 visitor spot for child care centers , while accessory family child care homes maintain parking consistent with the primary use.

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

Any new facilities would be subject to applicable permitting and infrastructure requirements.

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

The proposal is intended to align the Sumner Municipal Code with state law, including requirements for siting child care centers. The amendment does not conflict with local, state, or federal environmental laws and does not modify existing environmental protection regulations.