

REVIEW #1  
SEPA-2025-0011

EXHIBIT A SUMNER EAST SUMNER NEIGHBORHOOD PLANNED ACTION AREA



The East Sumner Neighborhood Subarea.

July 27, 2025

## EXHIBIT B MITIGATION MEASURES

### INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Sumner issued the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS, as defined in this East Sumner Neighborhood Planned Action Ordinance (“Ordinance”) in which this Exhibit is attached. The Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts.

The City of Sumner has established a Planned Action designation for the East Sumner Neighborhood (see **Exhibit A**) based on the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS. SEPA Rules indicate review of a Planned Action Project is intended to be simpler and more focused than for other projects (WAC 197-11-172). This **Exhibit B** provides a modified checklist form for Planned Action Project applicants to complete, as provided pursuant to RCW 43.21C.440.

### MITIGATION DOCUMENT

A Mitigation Document is provided in **Attachment B-1** to this Exhibit B, and is also summarized in the environmental checklist. **Attachment B-1** establishes specific mitigation measures, based upon significant adverse impacts identified in the Planned Action SEIS. These mitigation measures shall apply to future development proposals which are found consistent with the Planned Action thresholds in Subsection 4.D of this Ordinance and the conceptual plans in the East Sumner Neighborhood Plan, and which are located within the Planned Action Area (see **Exhibit A**).

### APPLICABLE PLANS AND REGULATIONS

The Planned Action SEIS identifies specific regulations that act as mitigation measures. These are summarized by SEIS topic in **Attachment B-2** to this Exhibit B and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable, including those listed in the Planned Action SEIS and those not included in the Planned Action SEIS.

**INSTRUCTIONS TO APPLICANTS**

This environmental checklist below asks you to describe some basic information about your proposal. The City will use this checklist to determine whether the project is consistent with the analysis in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS and qualifies as a Planned Action Project, or would otherwise require additional environmental review under SEPA. 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. 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 City may ask you to explain your answers or provide additional information.

**A. PROPOSAL DESCRIPTION**

Date:			
Applicant:	Name/Company: Gareth Roe/ BCRA, Inc.	Phone #: 253-627-4367	Cell #: 206-371-9710
	Mailing Address: 2106 Pacific Avenue, Suite 300, Tacoma, WA 98402	Email Address: groe@bcradesign.com	
Property Owner:	Name/Company: Loren Johnson/YMCA of Pierce & Kitsap Counties	Phone #: 253-534-7811	Cell #:
	Mailing Address: 4717 S. 19th St. Ste 201, Tacoma, WA 98405	Email Address: ljohnson@ymcapkc.org	
Property Address	Street: 6109 160th Ave E	City, State, Zip Code: Sumner, WA 98390	
Parcel Information	Assessor Parcel Number: 0520194020	Property Size in Acres: 2.23	
Give a brief, complete description of your proposal.	The original Sports Field project, previously submitted for City review, was placed on hold indefinitely due to lack of available funding. In its place, the YMCA has proposed a more modest, interim project to activate the subject site for existing programs—many of which are currently conducted indoors or on unused areas of the parking lot. This approach enables better use of the property while continuing to serve the community without the delays or costs associated with the original plan.		
Property Zoning	District Name: East Sumner Neighborhood	Building Type: Commercial	
Permits Requested (list all that apply)	Land Use:	Engineering:	
	Building:	Other:	
	All Applications Deemed Complete? Yes ___ No ___		
	Explain:		
Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes <input checked="" type="checkbox"/> No ___			
Explain: SIT-2024-21 Site Development Application			

Existing Land Use	Describe Existing Uses on the Site: <b>The site is adjacent to an active YMCA with parking. This is an undeveloped parcel owned by the YMCA .</b>		
Proposed Land Use – Check and Circle All That Apply	Single Family or Multi-family dwelling units <b>Commercial</b> Retail	Open Space, Parks, Plazas, Trails, Gathering Spaces Other: _____ Other: _____	
Dwellings	# Existing Dwelling Units: # <u>0</u> Dwelling Type _____ # <u>0</u> Dwelling Type _____	# Proposed Dwelling Units: # <u>0</u> Type _____ # <u>0</u> Type _____	Proposed Density (du/ac): <b>N/A</b>
	Dwelling Threshold Total in Ordinance: New Housing Units <b>N/A</b>	Dwelling Bank Remainder as of <u>20</u> dwellings	
Non-residential Uses: Building Square Feet	Existing Square Feet: <b>N/A</b>		Proposed Square Feet: <b>N/A</b>
	New Employment (Jobs) Type of Employment: Retail Square Feet _____ SF _____ Jobs		Jobs Remainder as of <u>20</u> jobs
	Commercial Office _____ SF _____ Jobs	<b>N/A</b>	<b>N/A</b>
	Other (describe): _____ SF _____ Jobs		
Building Height	Existing Stories: <b>N/A</b> Existing Height in feet: _____	Proposed Stories: <b>N/A</b> Proposed Height in feet: _____	
Parking Spaces	Existing: <b>0</b>	Proposed: <b>0</b>	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: <b>N/A</b>	Future Estimated Trips Total: <b>N/A</b>	Net New Trips: <b>N/A</b>
	Maximum net new primary PM peak hour trips in Ordinance:		Trip Bank Remainder as of <u>20</u> dwellings
	Source of Trip Rate: ITE Manual ___ Other ___		Transportation Impacts Determined Consistent with Ordinance Subsection 4.D(3): Yes ___ No ___
Proposed timing or schedule (including phasing).	<b>This project is complete.</b>		

Describe plans for future additions, expansion, or further activity related to this proposal.	Developed sports fields with artificial turf, restrooms, lighting, and associated increased parking will be pursued at a later date after obtaining more funding for its construction.
List any available or pending environmental information directly related to this proposal.	Wetland Memorandum by Widener & Associates for the previously, and now on hold proposed project, May 28, 2018

**B. ENVIRONMENTAL CHECKLIST AND MITIGATION MEASURES**

<b>Earth Checklist and Mitigation Measures</b>	
<p>Description of Conditions                      General description of the site (circle one): <u>Flat</u> rolling, hilly, steep slopes, mountainous, other _____                      What is the steepest slope on the site (approximate percent slope)? <u>The site's exact topography is unknown, but there seems to be no slopes above 1%.</u>                      What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? <small>Quaternary unconsolidated or semiconsolidated alluvial clay, silt, sand, gravel, and (or) cobble deposits</small></p>	<b>STAFF COMMENTS:</b>
<p>Describe the purpose, type, total area, and approximate quantities and total affected area of any filling <del>or</del>, excavation, and grading proposed. Indicate source of fill. No soil was removed. Existing soil was amended to a depth of 4". Approximately 1500 cubic yards of 3-way topsoil was then added to raise the elevation approximately 4" across the field.</p>	
<p>Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply)</p> <p>Landslide Hazards                      Erosion Hazards                      Seismic Hazards                      Liquefaction Hazards                      Volcanic Hazards                      Other: _____                      Describe: The WA Geologic Information GIS map does not indicate any geologically hazardous area on this parcel.</p>	
<p>Are there surface indications or history of problem soils in the immediate vicinity? If so, describe.                      According to the Washington Geologic Information GIS map of Landslide activity, there is no indication of instability in the area.</p>	
<p>Proposed Measures to control impacts to earth, soils, and geologic hazardous areas:                      The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time</p>	

of application (check all that apply):  
 Compliance with City Erosion Control Ordinance (SMC 16.05).  
 Compliance with Critical areas regulations within landslide and erosion hazard areas, seismic hazard areas, and volcanic hazard areas (SMC 16.50, 16.52, and 16.54)  
 Pre-loading, foundation and footing system design considerations, parking area asphalt design, and compliance with the International Building Code standards (SMC 15.08.010).  
 Other:

**Flooding Checklist and Mitigation Measures**

1. Description of Conditions Is the project site within a designated floodplain? If so, describe the type and extent of the designated floodplain:  <p style="text-align: center;">According to the Pierce County GIS, the project site is not within a designated floodplain.</p>	<b>STAFF COMMENTS:</b>
2. Is development proposed within the designated floodplain? If so, explain in more detail: N/A	
3. Are there indications of past flooding on the property? N/A	
4. Proposed Measures to control impacts to flooding: The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply): <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliance with the National Flood Insurance Program (NFIP) Standards.</li> <li><input type="checkbox"/> Compliance with Washington State Department of Ecology Low Impact Development Manual Compliance</li> <li><input type="checkbox"/> Compliance with the Shoreline Master Program and Critical Areas Regulations.</li> <li><input type="checkbox"/> District Stormwater Facilities Constructed.</li> <li><input type="checkbox"/> Implementation of stream conveyance improvements for Salmon Creek..</li> </ul>	

**Plants and Animals Checklist and Mitigation Measures**

<b>Plants and Habitat Checklist</b>	<b>STAFF COMMENTS:</b>
1. Check or circle types of vegetation found on the site: <ul style="list-style-type: none"> <li><input type="checkbox"/> Deciduous tree: Alder, maple, aspen, other _____</li> <li><input type="checkbox"/> Evergreen tree: <b>(Fir)</b> cedar, pine, other _____</li> </ul>	

<ul style="list-style-type: none"> <li><input type="checkbox"/> Shrubs</li> <li><input type="checkbox"/> Grass</li> <li><input type="checkbox"/> Pasture</li> <li><input type="checkbox"/> Crop or grain</li> <li><input type="checkbox"/> Orchards, vineyards or other permanent crops</li> <li><input type="checkbox"/> Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other</li> <li><input type="checkbox"/> Water plants: Water lily, eelgrass, milfoil, other _____</li> <li><input type="checkbox"/> Other types of vegetation: _____</li> </ul>
<p>2. Are there wetlands on the property? Please describe their acreage and classification.  <small>There is a potential wetland, not verified, along the east end of the property which seems to be the product of additional hydrology created by the unmaintained ditch on the eastern edge of the property. The ditch is now maintained. See Widener &amp; Associates memorandum provided for a previously proposed project on the site dated May 28, 2018.</small></p>
<p>3. Is there riparian habitat on the property?  <b>No riparian habitat on the property.</b></p>
<p>4. List all noxious weeds and invasive species known to be on or near the site.  <b>Himalayan blackberry was known to be on the site.</b></p>
<p>5. What kind and amount of vegetation will be removed or altered?  <b>All vegetation aside from the tress along the southwest edge was removed.</b></p>
<p>6. List threatened and endangered species known to be on or near the site.  <b>No known or observed on the site.</b></p>
<p>7. Is the proposal consistent with critical area regulations? Please describe.  <b>This proposal does not lie within a critical area.</b></p>

<p>8. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site: The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> City of Sumner Shoreline Master Program (SMP).</li> <li><input type="checkbox"/> National Flood Insurance Program (NFIP) and compliance with the Biological Opinion.</li> <li><input type="checkbox"/> Critical Area Regulations that address wetlands, streams and wildlife habitat areas.</li> <li><input type="checkbox"/> City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements.</li> <li><input type="checkbox"/> Restoration of select locations along Salmon Creek.</li> <li><input type="checkbox"/> Other: _____</li> </ul> <p><b>Describe.</b> <small>Planting of hydroseed including a mixture of Chewings Fescue, Sheep Fescue, Hard Fescue Sturgeon, Perennial Ryegrass Fireball, Perennial Ryegrass Hat Trick, Perennial Ryegrass PNW, Kentucky Bluegrass Shamrock, Kentucky Bluegrass Clearwater and Sheep Fescue Nakiska was planted in the remaining open field. Shredded bark mulch was added along the southern portion of the property along the existing drive aisle. No changes were made to the unverified wetland to the east of the property.</small></p>	<p><b>STAFF COMMENTS:</b></p>
<b>Fish and Wildlife</b>	
<p>1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: Birds: Hawk, heron, eagle, songbirds, other: <b>Birds as generally found in urban areas</b> Mammals: Deer, bear, elk, beaver, other: <u>Small mammals as may be found in urban areas including squirrels, mice,</u> Fish: Bass, salmon, trout, herring, shellfish, other: <u>N/A</u> <span style="float: right;"><u>raccoons and others.</u></span></p>	
<p>2. List any threatened and endangered species known to be on or near the site. <b>None known</b></p>	
<p>3. List any invasive animal species known to be on or near the site. <b>None known</b></p>	
<p>4. Is the proposal consistent with standard critical area buffers? Please describe. <b>This proposal does not lie within a critical area.</b></p>	

<p>5. Proposed measures to preserve or enhance fish and wildlife, if any:</p> <p>The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> City of Sumner Shoreline Master Program (SMP).</li> <li><input type="checkbox"/> National Flood Insurance Program (NFIP) and compliance with the Biological Opinion.</li> <li><input type="checkbox"/> Critical Area Regulations that address wetlands, streams and wildlife habitat areas.</li> <li><input type="checkbox"/> City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements.</li> <li><input type="checkbox"/> Restoration of select locations along Salmon Creek.</li> <li><input type="checkbox"/> Other: _____</li> </ul> <p>Describe: <b>No measures are proposed.</b></p>	
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<b>Water Resources</b>	
<p>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)?  <b>No, not on or in the immediate vicinity of the site.</b></p> <p>If yes, describe type of surface water body, including their name(s), stream classification, and whether there is a 100-year floodplain.  <b>N/A</b></p> <p>If appropriate, state what stream or river the surface water body flows into.  <b>N/A</b></p>	
<p>2. Will the proposal require or result in (check all that apply and describe below):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> any work over, in, or adjacent to (within 200 feet) the described waters?</li> <li><input type="checkbox"/> fill and dredge material that would be placed in or removed from surface water or wetlands?</li> <li><input type="checkbox"/> surface water withdrawals or diversions?</li> <li><input type="checkbox"/> discharges of waste materials to surface waters?</li> <li><input type="checkbox"/> groundwater withdrawal or discharge?</li> <li><input type="checkbox"/> waste materials entering ground or surface waters?</li> <li><input type="checkbox"/> alterations of effects upon drainage patterns in the vicinity of the site?</li> </ul> <p>Describe: <b>N/A</b></p>	<b>STAFF COMMENTS:</b>

<p>3. Describe the source of runoff (including storm water) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. <u>Water will drain to the ditch along the east property line. The existing ditch drains to the north and enters city piped stormwater conveyance in 60th Street East and continues north and drains to Salmon Creek upstream from the discharge location. Water will also drain into the existing easement to the south and to the west to 160th Avenue East.</u></p>	
<p>4. Is the area designated a critical aquifer recharge area? If so, please describe: <b>The area is not designated as a critical aquifer recharge area.</b></p>	
<p>5. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? <b>0%</b></p>	
<p>6. What measures are proposed to reduce or control water resources/stormwater impacts? <b>None required as a direct result of the fill and grade activity associated with this project.</b> The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliance with critical area regulations.</li> <li><input type="checkbox"/> Compliance with SMC 13.48: stormwater management regulations.</li> <li><input type="checkbox"/> 2012 Washington State Department of Ecology Stormwater Management Manual for Western Washington.</li> <li><input checked="" type="checkbox"/> NPDES Western Washington Phase II Municipal Stormwater Permit, - Minimum Technical Requirements for New Development and Redevelopment.</li> <li><input type="checkbox"/> 2005 Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound.</li> <li><input type="checkbox"/> Compliance with Shoreline Master Program (SMP).</li> <li><input type="checkbox"/> Other:</li> </ul>	

<p><b>Air Quality Checklist and Greenhouse Gases</b></p>	
<p>1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? Please describe and give quantities if known. <del>Automobile and construction vehicle emissions or odor resulted from the proposal during removal of the invasive plants, import of top soil, installation of the irrigation system, and planting of grass. Dust would have also been a source of emissions to the air. After project completion, odor from driving mowers would be the source of emissions along with dust prior to grass growth.</del></p>	<p><b>STAFF COMMENTS:</b></p>
<p>2. What measures are proposed to reduce or control air emissions? <b>None required as a direct result of the fill and grade activity associated with this project.</b> The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliance with Washington Department of Ecology and Puget Sound Clean Air Agency Regulations</li> <li><input type="checkbox"/> Compliance with Commute Trip Reduction Ordinance.</li> <li><input type="checkbox"/> Air quality control plans for construction activities.</li> <li><input checked="" type="checkbox"/> Best Management Practices used to control fugitive dust.</li> </ul>	

<ul style="list-style-type: none"> <li><input type="checkbox"/> Measures to minimize air quality and odor issues caused by tailpipe emissions mobile construction equipment and portable stationary engines.</li> <li><input type="checkbox"/> Use of Greenhouse Gas Reduction Measures per Municipal Code or Exhibits 3-14 and 3-15 of 2015 Draft SEIS incorporated by reference in Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS.</li> <li><input type="checkbox"/> Other:</li> </ul>	
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<b>Land Use and Plans and Policies Checklist</b>	
<p>1. What is the current use of the site and adjacent properties? (Add more explanation as needed beyond description in Part A.) Current use of the site is an empty lot. Activities currently occurring within the adjacent YMCA or its parking lot will be relocated to the more suitable outdoor environment (such as relay races, kickball, etc.)</p>	<b>STAFF COMMENTS:</b>
<p>2. Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet? There are no structures on the site.</p>	
<p>3. What is the current comprehensive plan designation of the site? Urban Village</p>	
<p>4. What is the current zoning classification of the site? General Commercial</p>	
<p>5. If applicable, what is the current shoreline master program designation of the site? N/A</p>	
<p>6. What is the planned use of the site? List type of use, number of dwelling units and building square feet. Open space for the adjacent YMCA. No structures to be built at this time.</p>	
<p>7. What is the tallest height of any proposed structure(s)? N/A</p>	
<p>8. What are potential sources of light and glare? The site will remain an open field with no additional lighting or glare-inducing structures.</p>	
<p>9. Does the proposal have the potential to affect solar access or cause undue shading? No</p>	
<p>10. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. The site will remain an open field for outdoor activities associated with the existing YMCA. The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all</p>	

<p>relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Consistency with Comprehensive Plan and applicable subarea plans, including the East Sumner Neighborhood Plan.</li> <li><input type="checkbox"/> Consistency with Shoreline Master Program (SMP).</li> <li><input type="checkbox"/> Consistency with applicable zoning standards and design guidelines.</li> <li><input type="checkbox"/> Other: _____</li> </ul> <p>Describe these measures and how they are incorporated into the development:</p>	
<b>Population, Employment, and Housing Checklist</b>	
<p>1. Approximately how many people would reside or work in the completed project? No one will reside or work in the completed project. Landscape personnel from the Gordon Family Y will maintain the project area.</p>	<b>STAFF COMMENTS:</b>
<p>2. Approximately how many people would the completed project displace? No one will be displaced by the project.</p>	
<p>3. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. No units to be provided.</p>	
<p>4. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No units to be eliminated.</p>	
<p>5. Proposed measures to avoid or reduce displacement or housing impacts, if any. No units to be eliminated.</p> <p>The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Consistency with Comprehensive Plan and applicable subarea plans, including the East Sumner Neighborhood Plan.</li> <li><input type="checkbox"/> Consistency with applicable zoning standards and design guidelines.</li> <li><input type="checkbox"/> Other: _____</li> </ul> <p>Describe these measures and how they are incorporated into the development:</p>	

<b>Public Services, Capital Facilities, and Utilities Checklist</b>	
<p>1. Police Protection: Would the project increase demand for police services? Can City levels of service be met? <b>There will be no increase in demand for police services.</b></p>	<b>STAFF COMMENTS:</b>
<p>2. Fire and Emergency Services: Would the project increase demand for fire and/or emergency services? Can levels of services be met? <b>There will be no increase in demand for fire services.</b></p>	
<p>3. Schools: Would the project result in an increase in demand for school services? Can levels of services be met? Is an impact fee required for this project? (See Attachment B-2 for a description of the fee.) <b>No increase.</b></p>	
<p>4. Parks and Recreation: Would the project require an increase in demand for parks and recreation? Can levels of services be met? Are parks and trails provided consistent with the City's Parks and Trail Plan? Is an impact fee required for this project? (See Attachment B-2 for a description of the fee.) <b>No increase in demand.</b></p>	
<p>5. Wastewater: Would the project result in an increased need for wastewater services? Can levels of service be met? <b>No increased need for wastewater.</b></p>	
<p>6. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can levels of service be met? <b>A nominal increase in water supply will be needed to run the sprinkler system to maintain the grass field. Service levels can be met.</b></p>	
<p>7. Would the project impact stormwater quantity or quality? Can levels of service be met? Are City stormwater requirements met? <b>The project will not impact stormwater.</b></p>	
<p>8. Other Public Services and Utilities: Would the project require an increase in demand for other services and utilities? Can levels of services be met? Are other impact fees or system development charges required for this project? <b>The project will not require an increase in demand for other services and utilities.</b></p>	
<p>9. Proposed measures to reduce or control direct impacts on public services. <b>None required.</b> The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Police Services: Adequate levels of service available to serve development (verified by levels of service studied in the Planned Action SEIS and City Police Department operations and capital plans).</li> <li><input type="checkbox"/> Fire Services: Mitigation agreement between the developer and Sumner Fire &amp; Rescue.</li> <li><input type="checkbox"/> Schools: Levels of service are adequate. School impact fees are paid.</li> <li><input type="checkbox"/> Parks and Recreation: Park space and trails are provided to be consistent with both the LOS standards of the</li> </ul>	

<p>Parks and Recreation Element of the Comprehensive Plan and this Planned Action Ordinance. Parks impact fees are paid.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Water and Wastewater: Adequate service at the time of development per SMC 13.16 Adequate sewage disposal and SMC 13.24 Adequate water supply.</li> <li><input type="checkbox"/> Compliance with SMC 13.48: stormwater management regulations.</li> <li><input type="checkbox"/> Other Measures to reduce or control public services and utilities impacts: _____</li> </ul> <p>Describe:</p>	
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<b>Parks and Recreation Checklist</b>	
<p>1. What designated and informal recreational opportunities are in the immediate vicinity? <b>The project is immediately adjacent to and will supplement the YMCA.</b></p>	<b>STAFF COMMENTS:</b>
<p>2. Would the proposed project displace any existing recreational uses? If so, describe. <b>No existing recreational uses will be displaced.</b></p>	
<p>3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: <b>This project will make existing recreational uses of the YMCA safer and more accessible.</b></p>	
<p>4. The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Compliance with Parks and Trails Plan.</li> <li><input type="checkbox"/> Payment of a parks and recreation mitigation or impact fee.</li> <li><input type="checkbox"/> Other Measures to reduce or control parks and recreation impacts: _____</li> </ul> <p>Describe: <b>None required as a result of this project.</b></p>	

<b>Transportation Checklist</b>	
<p>1. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The existing YMCA site is accessed off 160th Ave East and 64th Street East and this project will continue to use the same driveways for access. 160th connects to Main Street to the north and 64th Street East to the south.</p>	<b>STAFF COMMENTS:</b> Verify that: The Planned Action Project applicant has submitted documentation of the trips, required improvements, impact fees and other mitigation in comparison to the Planned Action SEIS and the Planned Action Ordinance.
<p>2. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? The site is not served by public transit. The only public transportation in the City of Sumner is through Sound Transit which has a station at Maple Street about 1.5 miles away.</p>	
<p>3. How many parking spaces would the completed project have? How many would the project eliminate? <b>No additional parking is required for this project because it does not introduce new programs or increase overall attendance at the facility. Instead, it simply relocates existing YMCA activities—already accounted for in current parking demand—to a more suitable outdoor environment. As such, the project will not generate additional traffic or impact existing parking capacity.</b></p>	

<p>4. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). <b>No new or improvements to existing roads or streets are required.</b></p>	<p>The City has verified incremental and total trip generation.</p>
<p>5. How many PM peak hour vehicular trips per day would be generated by the completed project? Attach appropriate documentation. <b>See description in #3 answer above.</b></p>	
<p>6. Proposed measures to reduce or control transportation impacts, if any:</p> <p>The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Trips in Ordinance Subsection 4.D(3)(a) are not exceeded, the project meets the Concurrency and Intersection Standards of Subsection 4.D(3)(b), and that the project has mitigated impacts consistent with Subsection 4.D (3)(c).</li> <li><input type="checkbox"/> Installation of required improvements necessitated by development or that are part of Planned Action.</li> <li><input type="checkbox"/> Fair share contribution to improvements at City concurrency intersections and roads.</li> <li><input type="checkbox"/> Transportation impact fees are paid. (See Attachment B-2 for a description of the fee.)</li> <li><input type="checkbox"/> Other measures to reduce or control transportation impacts: _____</li> </ul> <p>Describe: <b>No measures proposed. See response to question #3 above.</b></p>	

<b>Other Environmental Topics: City of Sumner 2010 Comprehensive Plan Update and Amendments EIS, November 2010</b>	
<b>Environmental Health and Noise Checklist and Mitigation Measures</b>	
<p>1. Describe any known or possible contamination at the site from present or past uses. <b>No known or possible contamination at the site.</b></p>	<p><b>STAFF COMMENTS:</b></p>
<p>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. <b>No known existing hazardous chemicals/conditions at the site.</b></p>	
<p>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. <b>None</b></p>	
<p>4. Describe special emergency services that might be required. <b>None</b></p>	
<p>5. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? 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. <b>No known noise will affect the project. Noise from mowers to maintain the field's grass may be associated with the project intermittently during daytime hours.</b></p>	

<p>6. Proposed measures to reduce or control environmental health hazards, if any:          The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> SMC Chapter 15.24 Fire Code</li> <li><input type="checkbox"/> SMC Chapter 13.48 Illicit Discharge and/or Dumping Detection and Elimination</li> <li><input type="checkbox"/> Model Toxics Control Act Chapter 70.105D RCW</li> <li><input type="checkbox"/> Uniform Environmental Covenants Act Chapter 64.70 RCW</li> <li><input type="checkbox"/> MTCA Cleanup Regulation Chapter 173-340 WAC</li> <li><input type="checkbox"/> Compliance with SMC Chapter 8.14 Noise Control measures for compatibility.</li> </ul> <p>Other: <b>None required.</b></p>	
<p><b>Historic and Cultural Preservation</b></p>	
<p>1. 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 located on or near the site? If so, specifically describe. <b>According to the Washington State Department of Archeology and Historic preservation WISAARD system there are no known places or objects listed on registers.</b></p>	<p><b>STAFF COMMENTS:</b></p>
<p>2. 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. <b>According to the Washington State Department of Archeology and Historic preservation WISAARD system there is no known evidence of Indian or historic use or occupation of the site.</b></p>	
<p>3. 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. <b>Reviewed current, applicable GIS data.</b></p>	
<p>4. 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 application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Condition to stop construction if remains of historic or archeological significance are found.</li> <li><input type="checkbox"/> Consultation with the Washington State Department of Archaeology and Historic Preservation.</li> <li><input type="checkbox"/> Where project is proposed on or immediately surrounding a site containing an archaeological resource a study is conducted by a qualified professional archaeologist.</li> </ul> <p>Describe: <b>None required.</b></p>	



<b>Criteria</b>	<b>Describe how your application and proposed development meets the criteria.</b>
g. The proposal complies with all applicable local, state, and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation.	This project complies with all applicable local, state and/or federal laws and regulations.
h. The proposal is not an essential public facility as defined by RCW 36.70A.200(1) unless an essential public facility is accessory to or part of a development that is designated a Planned Action Project under Subsection 4.E of this Ordinance.	This project is not an essential public facility.

**Determination Criteria.** Applications for Planned Actions Projects shall be reviewed pursuant to the process in Subsection 4.G of this Ordinance.

Requirement	Staff Comments
Applications for Planned Action Projects shall be made on forms provided by the City and shall include the Subarea SEPA checklist included in this Exhibit B.	
The application has been deemed complete in accordance with SMC Title 18 Zoning.	
The application is for a project within the Planned Action Area defined in Exhibit A of this Ordinance.	
The proposed use(s) are listed in Subsection 4.D of this Ordinance and qualify as a Planned Action.	

**E. SEPA RESPONSIBLE OFFICIAL DETERMINATION**

**A. Determination of Consistency - Qualifies as a Planned Action Project:** The application is consistent with the criteria set forth in this East Sumner Planned Action Ordinance and has been determined to qualify as a Planned Action Project.

The project and underlying permit(s) review shall proceed in accordance with the applicable permit review procedures specified within SMC Title 18 Zoning, except that no SEPA threshold determination, SEIS, or additional SEPA review shall be required.

Notice of the Planned Action Determination of Consistency shall be made according to the notice requirements of the underlying project permit(s) pursuant to SMC Title 18 Zoning. If notice is not otherwise required for the underlying project permit(s), no special notice is required.

**SEPA Responsible Official Signature:**

**Date:**

**B. Determination of Inconsistency - Does not Qualify as Planned Action Project:** The application is not consistent with the criteria set forth in this East Sumner Planned Action Ordinance and has been determined to not qualify as a Planned Action Project for the following reasons:

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\_\_\_\_\_

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Projects that fail to qualify as Planned Action Projects may incorporate or otherwise use relevant elements of the Planned Action SEIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action SEIS.

SEPA Process Prescribed: \_\_\_\_\_

<b>SEPA Responsible Official Signature:</b>	_____
<b>Date:</b>	_____

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## **ATTACHMENT B-1 Mitigation Required for Development Applications**

**INTRODUCTION.** The Planned Action SEIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts. Please see Final SEIS Chapter 1 Summary for a description of impacts, mitigation measures, and significant unavoidable adverse impacts.

A Mitigation Document is provided in this **Attachment B-1** to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action SEIS. The mitigation measures in this **Attachment B-1** shall apply to Planned Action Project applications that are consistent with the Preferred Alternative reviewed in the Planned Action SEIS and which are located within the Planned Action Area (see **Exhibit A**).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

Any and all references to decisions to be made or actions to be taken by the City’s SEPA Responsible Official may also be performed by the City’s SEPA Responsible Official’s authorized designee.

### **MITIGATION MEASURES**

**Earth.** Conditions of approval for development include pre-loading, foundation and footing system design considerations, parking area asphalt design, low impact development requirements for stormwater treatment, and compliance with the International Building Code standards, among other requirements and considerations.

#### **Air Quality and Greenhouse Gases**

- All construction contractors are required to implement air quality control plans for construction activities in the study area. The air quality control plans include Best Management Practices to control fugitive dust and odors emitted by diesel construction equipment.
- The following Best Management Practices shall be used to control fugitive dust:
  - Use water sprays or other non-toxic dust control methods on unpaved roadways.
  - Minimize vehicle speed while traveling on unpaved surfaces.
  - Prevent track-out of mud onto public streets.
  - Cover soil piles when practical.
  - Minimize work during periods of high winds when practical.
- Minimize air quality and odor issues caused by tailpipe emissions maintaining the engines of construction equipment according to manufacturers’ specifications and minimizing idling of equipment while the equipment is not in use
- Burning of slash or demolition debris is not be permitted without express approval from the Puget Sound Clean Air Agency.

- Table B.1.1 *Other Potential GHG Reduction Mitigation Measures* lists a variety of mitigation measures that could reduce GHG emissions caused by transportation facilities, building construction, space heating, and electricity usage (Ecology 2008). The table lists potential GHG reduction measures and indicates where the emission reductions might occur. The City SEPA Responsible Official or his/her designee shall require development applicants to consider the reduction measures shown in in Table B.1-1 *Other Potential GHG Reduction Mitigation Measures* and Table B.1-2 *Emission Reduction Measures* for their projects and identify which measures are feasible and incorporated into their projects, and which measures are infeasible together with a rationale and explanation. The City SEPA Responsible Official or his/her designee may condition development applications to incorporate GHG reduction measures found to be feasible.

<b>Table B-1.1. Other Greenhouse Gases Mitigation Measures for Consideration</b>	
<b>Reduction Measures</b>	<b>Comments</b>
<b>Site Design</b>	
Retain and enhance vegetated open spaces.	Retains or increases sequestration by plants.
Plant trees and vegetation near structures to shade buildings. Minimize building footprint.	Reduces onsite fuel combustion emissions and purchased electricity, and enhances carbon sinks. Reduces onsite fuel combustion emissions and purchased electricity consumption, materials used, maintenance, land disturbance, and direct construction emissions.
Design water efficient landscaping.	Minimizes water consumption, purchased energy, and upstream emissions from water management.
Minimize energy use through building orientation.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
<b>Building Design and Operations</b>	
Apply LEED standards (or equivalent) for design and operations.	Reduces onsite fuel combustion emissions and offsite/ indirect purchased electricity, water use, waste disposal.
Purchase Energy Star equipment and appliances for public agency use.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Incorporate onsite renewable energy production, including installation of photovoltaic cells or other solar options.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Design street lights to use energy-efficient bulbs and fixtures.	Reduces purchased electricity.
Construct “green roofs” and use high-albedo roofing materials.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Install high-efficiency HVAC systems.	Minimizes fuel combustion and purchased electricity consumption.
Eliminate or reduce use of refrigerants in HVAC systems.	Reduces fugitive emissions. Compare refrigerant usage before/after to determine GHG reduction.
Maximize interior day lighting through floor plates, increased building perimeter and use of skylights, clerestories, and light wells.	Increases natural/day lighting initiatives and reduces purchased electrical energy consumption.
Incorporate energy efficiency technology such as super insulation motion sensors for lighting and climate-control-efficient, directed exterior lighting.	Reduces fuel combustion and purchased electricity consumption.
Use water-conserving fixtures that surpass building code requirements.	Reduces water consumption.
Reuse gray water and/or collect and reuse rainwater.	Reduces water consumption with its indirect upstream electricity requirements.
Use recycled building materials and products.	Reduces extraction of purchased materials, possibly reduces transportation of materials, encourages recycling and reduction of solid waste disposal.
Use building materials that are extracted and/or manufactured within the region.	Reduces transportation of purchased materials.

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Use rapidly renewable building materials.	Reduces emissions from extraction of purchased materials.
Conduct third-party building commissioning to ensure energy performance.	Reduces fuel combustion and purchased electricity consumption.
Track energy performance of building and develop strategy to maintain efficiency.	Reduces fuel combustion and purchased electricity consumption.

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**Transportation**

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Size parking capacity to not exceed local parking requirements and, where possible, seek reductions in parking supply through special permits or waivers.	Reduced parking discourages auto-dependent travel, encouraging alternative modes such as transit, walking, and biking. Reduces direct and indirect VMT.
Develop and implement a marketing/information program that includes posting and distribution of ridesharing/transit information.	Reduces direct and indirect VMT.
Subsidize transit passes. Reduce employee trips during peak periods through alternative work schedules, telecommuting, and/or flex time. Provide a guaranteed-ride-home program.	Reduces employee VMT.
Provide bicycle storage and showers/changing rooms.	Reduces employee VMT.
Use traffic signalization and coordination to improve traffic flow and support pedestrian and bicycle safety.	Reduces transportation emissions and VMT.
Apply advanced technology systems and management strategies to improve operational efficiency of local streets.	Reduces emissions from transportation by minimizing idling and maximizing transportation routes/systems for fuel efficiency.
Develop shuttle systems around business district parking garages to reduce congestion and create shorter commutes.	Reduces idling fuel emissions and direct and indirect VMT.

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LEED = Leadership in Energy and Environmental Design; HVAC = heating, ventilation, and air-conditioning

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Source: Ecology, 2008.

- In addition to the representative GHG reduction mitigation measures listed in Table B-1.1, additional GHG reduction measures have been published by the California Air Pollution Control Officers Association (CAPCOA) for purposes of assisting municipalities to develop land-use related GHG reduction measures. Trip reduction measures and GHG emission reduction measures suitable for California will likely also be suitable in Washington. For example, Table B-1.2 lists additional emission reduction measures that could be adopted or incentivized (CAPCOA 2010). The table lists CAPCOA’s estimated range of effectiveness for reducing VMT or GHG emissions for each measure.

**Table B-1.2 Emission Reduction Measures**

Measure Number	Title	Description	Range of Effectiveness
<b>Transportation</b>			
TRT-1	Voluntary Commute Trip Reduction	A successful program will include all of the following: carpooling encouragement; ride-matching assistance; preferential carpool parking; flexible work schedules for carpools; half-time transportation coordinator; vanpool assistance; bicycle end-of-trip facilities.	1.0 – 6.2%
TRT-11	Provide Employer-Sponsored Vanpool/Shuttle	A successful program will entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at least program administration, if not more. The driver usually receives personal use of the van, often for a mileage fee.	0.3 – 13.4%
<b>Building Energy</b>			
BE-1	Use Building Insulation Methods That Surpass State Energy Code	Greenhouse gases (GHGs) are emitted as a result of activities in residential and commercial buildings when electricity and natural gas are used as energy sources. New buildings must be designed to meet the building energy efficiency standards of the state energy code, which regulates energy uses including space heating and cooling, hot water heating, and ventilation. By committing to a percent improvement over the state code, a development reduces its energy use and resulting GHG emissions.	0.2 – 5.5% for electricity usage 7-10% for natural gas usage
BE-2	Install Programmable Thermostat Timers	Building management can decrease heating energy use by lowering the wintertime thermostat setting by 10 – 15 degrees for at least eight hours per day (during business/bed time hours). Likewise by increasing the summertime thermostat setting. There is large variability in individual building occupant programming behavior; therefore this mitigation measure is considered a Best Management Practice (BMP) to allow educated occupants to have the most efficient means of controlling their heating/cooling energy use.	BMP – In order to take quantitative credit, the project applicant would need to provide substantial evidence supporting reduction in energy use.

**Table B-1.2 Emission Reduction Measures**

<b>Measure Number</b>	<b>Title</b>	<b>Description</b>	<b>Range of Effectiveness</b>
BE-4	Install Energy Efficient Appliances	To reduce GHG emissions from electricity use: For residential dwellings, typical builder-supplied appliances include refrigerators and dishwashers and, for commercial land use, energy efficient grocery store refrigerators. Energy use of a building is dependent on building type, size and climate zone but typical reductions with ENERGY STAR refrigerators, clothes washers, dishwashers, and ceiling fans use 15%, 25%, 40%, and 50% less electricity than standard appliances, respectively.	2 – 4% (residential)  17 – 22% (grocery stores)
<b>Alternative Energy</b>			
AE-2	Establish Onsite Renewable Energy Systems – Solar Power	Using electricity generated from photovoltaic (PV) systems displaces electricity demand that would ordinarily be supplied by the local utility. Since zero GHG emissions are associated with electricity provided by PV systems, the GHG emissions reductions are equivalent to the emissions that would have been produced had electricity been supplied by a local utility.	Variable
<b>Water Use</b>			
WUW-3	Design Water Efficient Residential & Commercial Landscapes	As an indirect decrease of GHG emissions through reduced energy consumption for pumping, treating, and distributing water, decrease water use by reducing lawn sizes, planting vegetation with minimal water needs, such as Washington native species, and choosing complimentary plants with similar water needs which can provide each other with shade and/or water.	0 – 70%
WUW-4	Use Water-Efficient landscape Irrigation System	“Smart” irrigation control systems use weather, climate, and/or soil moisture data to automatically adjust watering schedules in response to environmental and climate conditions, such as the change in temperature or levels of precipitation. Expected reductions have been as high as 30% with historical high water users.	1 - 6.1%

**Table B-1.2 Emission Reduction Measures**

Measure Number	Title	Description	Range of Effectiveness
<b>Vegetation</b>			
V-1	Urban Tree Planting	Planting trees sequesters CO <sub>2</sub> while the trees are actively growing. The amount of CO <sub>2</sub> sequestered depends on the type of tree. Typically, the active growing period of a tree is 20 years and after this time the amount of carbon in biomass slows and will be completely offset by losses from clipping, pruning, and occasional death.	Variable by number of trees

Source: California Air Pollution Control Officers Association, 2010.

**Public Services, Capital Facilities and Utilities**

- The City shall require new development to design street layouts and recreation areas that promote visibility for residents and police. Street and sidewalk lighting and safety measures for vehicles, cyclists, and pedestrians shall be implemented per the Sumner Municipal Code and to meet Crime Prevention through Environmental Design principles.
- To address water quantity the City may choose to implement regional control stormwater facilities that would require applicants to unless determined by the City to be infeasible. Creating a downstream regional flow control facility to serve the study area, if pursued by the City, would require additional study and analysis to verify feasibility, preparation of regional facility basin plan for review by Ecology, environmental analysis and permitting, and final design and construction. If a regional flow control facility is approved by the City, an applicant may request or the City may condition development to pay a fee based on the area of new and replaced impervious surface. If regional facilities are not available then applicants shall comply the City adopted version of the Stormwater Manual for Western Washington. All applicants shall provide on-site facilities to address water quality in accordance with the City adopted version of the Stormwater Manual for Western Washington.
- Applicable impact fees shall be calculated and applied at the time a fully complete building permit application is filed. Applicable impact fees include: School, Parks, Transportation and Stormwater impact fees at pro rata rates established in the Sumner Municipal Code. See Attachment B-2 for additional descriptions.

**Transportation.** An updated section of the Sumner Municipal Code (18.30.100) addresses future street improvements in the Planned Action Area and applicants must comply with the required standards.

**ATTACHMENT B-2**

**Advisory Notes to Applicants: Applicable Regulations and Commitments.** The Planned Action SEIS identifies specific regulations that act as mitigation measures. These are summarized in Table B-2.1 by SEIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable including those listed in the Planned Action SEIS and those not included in the Planned Action SEIS.

<b>Table B-2.1 Applicable Regulations and Commitments</b>	
<b>Topic</b>	<b>Regulation/Commitment</b>
Earth	The City has adopted the International Building Code (SMC 15.08.010) and a City Erosion Control Ordinance (SMC 16.05) to reduce impacts caused by earthquakes, soil instability and erosion. Critical areas ordinances provide restrictions and regulations on certain types of development, and provides notices and reporting requirements for development within landslide and erosion hazard areas, seismic hazard areas, and volcanic hazard areas (SMC 16.50, 16.52, and 16.54.)
Flooding	The City implements requirements of the National Flood Insurance Program to protect new and existing development in and near floodplains (SMC 15.52). The City adopted the 2005 Washington State Department of Ecology Low Impact Development Manual (LID) and a requirement for LID approaches to stormwater management for new development. The City enforces the Shoreline Master Program (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36) and critical area regulations (SMC 16.05, 16.46 and 16.48).
Plants and Animals	City of Sumner Shoreline Master Program (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36). National Flood Insurance Program and compliance with the National Marine Fisheries Service 2008 Biological Opinion for Puget Sound. Critical Area Regulations address wetlands, streams and wildlife habitat areas (SMC 16.05, 16.46, and 16.56). City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System requirements.
Water Resources	Critical Areas Regulations. The City’s critical area regulations provide provisions for the protection of wetlands, aquifer recharge areas, and buffer zones around local rivers and streams. SMC 16.05 regulates erosion and sedimentation to reduce sediment pollution from construction activity. SMC 16.48 regulates development and land use in aquifer recharge areas. SMC 16.46 regulates development in or near wetlands and mitigation for wetland filling. Stormwater Management. Water quality protection is enacted by SMC 13.48. These regulations “establish minimum requirements and procedures to control the adverse impacts associated with increased stormwater runoff and water quality degradation for all sites located within the city...” These regulations also adopt use of the 2012 Ecology Stormwater Management Manual for Western Washington, the NPDES Western Washington Phase II Municipal Stormwater Permit, - Minimum Technical Requirements for New Development and Redevelopment, and the 2005 Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound. Shoreline Master Program. The City of Sumner updated and adopted a revised Shoreline Master Program in December 2014 (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36). The revised SMP regulates approximately six miles of the White River and 1.5 miles of the Puyallup River. Safe Drinking Water Act. Requires public water system wells be protected from potential sources of contamination. The EPA authorized the Washington State Department of Health to implement this rule by establishing a Wellhead Protection Program for all current wellhead sources (such as the South Well, Sumner, Weber/Crystal, and County springs). The wellhead protection zones are the 10-year time travel boundary that represents the maximum distance around a pumping well from which a hypothetical contaminant in the groundwater could travel to the well in a 10-year period. Development regulations limit lot coverage, establishing minimum landscaping and open space areas,

<b>Table B-2.1 Applicable Regulations and Commitments</b>	
<b>Topic</b>	<b>Regulation/Commitment</b>
	street tree planting, and similar standards in Titles 16 and 18.
Air Quality and Greenhouse Gases	National Ambient Air Quality Standards (NAAQS). The EPA establishes NAAQS and specifies dates for states to develop and implement plans to achieve these standards. State Ambient Air Quality Standards. The Washington State Department of Ecology establishes state ambient air quality standards for the same six pollutants that are as stringent as the national standards; in the case of SO <sub>2</sub> , state standards are more stringent. Indoor Burning Smoke Reduction Zone. PSCAA and Ecology’s regulatory framework for wood smoke includes: more stringent emission standards for new wood burning devices than the federal EPA standards; opacity standards for wood-burning appliances; prohibitions on burning of certain materials or non-certified wood stoves; burn ban curtailment program; and special attainment area provisions. Outdoor Burning. Burning yard waste and land-clearing debris is not allowed in the City of Sumner or in Pierce County. PSCAA enforces state outdoor burning regulations required by RCW 70.94.743. Puget Sound Clean Air Agency Regulations. All construction sites in the Puget Sound region are required to implement rigorous emission controls to minimize fugitive dust and odors during construction, as required by PSCAA Regulation 1, Section 9.15: Fugitive Dust Control Measures. All industrial and commercial air pollutant sources in the Puget Sound region are required to register with PSCAA. Facilities with substantial emissions are required to obtain a Notice of Construction air quality permit before construction is allowed to begin. State of Washington GHG Laws. Washington enacted a new law establishing GHG reduction limits. City of Sumner Ordinance 1587. This ordinance requires affected employers (employers with 100 employees or more at a single worksite) to implement a Commute Trip Reduction program for their employees. (SMC 16.06)
Land Use Plans & Policies	Design review is required for all new multifamily, commercial, and industrial developments; the review must consider the context of the site and potential for incompatibility. (SMC 18.40). City of Sumner’s Zoning Code (Title 18): development is subject to setback, buffer and landscaping requirements to minimize impacts on adjacent land uses, particularly between commercial/industrial and residential development. Certain land uses are subject to conditional use review, which includes a more detailed review of land use compatibility. (SMC 18.48). The Sumner Zoning Code (Title 18) includes zoning and design standards intended to allow for compatible development. The Sumner Environment Regulations (Title 16) address environmental review, shoreline use and development, and natural resource and critical areas to ensure development is planned and designed to minimize impacts on the environment. The Sumner Subdivision Regulations (Title 17) include standards for land division to ensure development is supported by adequate infrastructure and public facilities and consistent with the City’s plans and policies. The Town Center Plan guides development in the downtown. The Design and Development Guidelines ensure detailed site, building, and parking design is consistent with the City’s vision. (SMC 18.40). The Shoreline Master Program addresses development and land use within 200’ of shorelines of the state (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36).
Population, Employment and Housing	Zoning regulations implement the City Comprehensive Plan to further its policies for business development, population and residential growth, and community character. (SMC Title 18). The City’s zoning code furthers Comprehensive Plan policies for housing density, types of housing, and character. (SMC Title 18)

**Public Services and Utilities:**

## CITY OF SUMNER – EAST SUMNER NEIGHBORHOOD PLANNED ACTION ORDINANCE

<b>Table B-2.1 Applicable Regulations and Commitments</b>	
<b>Topic</b>	<b>Regulation/Commitment</b>
Law Enforcement	The Sumner Police department enforces various City regulations such as Title 9 Criminal Code and Title 10 Vehicles and Traffic.
Fire and Emergency Medical Services	EPF&R has adopted response time objectives and prepares regular reports. The City and EPF&R will continue to work with mutual aid partners for backup response to emergency incidents. All new development is required to meet City development regulations as well as the International Building Code and International Fire Code. National and state industry standards address fire district response times and staffing minimums (Fire Protection Association Standard 1710 and State's Labor & Industries safety requirements (WAC 296-305-05001).
Schools	The Sumner School District has established impact fees. (SMC 3.50), to be applied at the time of a complete building permit.
Sewer	The U.S. Environmental Protection Agency (EPA) regulates wastewater discharge under the Federal Water Pollution Control Act and the Clean Water Act. EPA administers the National Pollutant Discharge Elimination System, which requires permits for various types of discharge to streams and rivers, including treated wastewater effluent. In Washington State, EPA delegates its permitting authority to the Washington State Department of Ecology. Public sanitary sewer system operations in Washington State are regulated under Chapters 35.67 and 36.94 of the Revised Code of Washington (RCW), as well as RCW Title 57. The City manages its sewer system under Sumner Municipal Code Title 13, Public Services.
Water	The Washington State Department of Health requires water systems with 1,000 or more connections to submit water system plan updates every six years. Ecology regulations apply to water rights and source development, including rules for the appropriate treatment of groundwater. The City has adopted the 2009 Water System Plan Update and 2010 Water System Plan Revisions.
Stormwater	Washington State Hydraulic Permit Approval requirements apply to City outfalls and secondary standards also apply to new development utilizing those outfalls. The City has adopted stormwater standards requiring, among other things, 25-year storage with the 2-year predevelopment release rate. Through Chapter 13.48 SMC, the City applies 2012 Ecology stormwater standards to new development of public and private improvements. The City states that stormwater site plans shall be prepared with a requirement for LID practices over standard retention/detention facilities. The City requires documentation of LID practices in each project subject to stormwater requirements. The City should implement the capital improvement projects described in the 2011 Stormwater Comprehensive Plan. The City is required to comply with the National Pollution Discharge Elimination System (NPDES) permit program. Stormwater system development charges or fees are applied at the time of a complete building permit.
Solid Waste	The City participates in an interlocal agreement with Pierce County for solid waste and recycling services.
Utilities	The City should continue to implement the Washington State Energy Code.
Parks and Recreation	The City collects a park and trail impact fee in Chapter 12.38), to be applied at the time of a complete building permit.
Transportation	SMC Chapter 12.36 addresses Transportation Impact Fees. This ordinance will be updated to require concurrency of improvements at the time of development or within six years. The City implements Chapter 16.06 Commute Trip Reduction. The

<b>Table B-2.1 Applicable Regulations and Commitments</b>	
<b>Topic</b>	<b>Regulation/Commitment</b>
	Transportation Plan Update will expand on Transportation Demand Management Measures. The City applies standards for streets and sidewalks in Title 12 Streets, Sidewalks and Public Places. Transportation impact fees are applied at the time of a complete building permit.

## **EXHIBIT C**

### **INTRODUCTION**

Under some elements of the Planned Action SEIS, specific City or other agency actions are identified. Generally, incorporation of these actions is intended to provide for consistency within the City's Comprehensive Plan and implementing regulations; to document pending City actions; to establish a protocol for long-term measures to provide for coordination with other agencies; or to identify optional actions that the City may take to reduce impacts. These actions are listed below in Table C.1.

Actions identified as "Proposed Concurrent Actions" refer to legislative actions proposed for adoption together with the Comprehensive Plan and Municipal Code Update. Actions identified as short term are currently underway and expected to be adopted in the next five years. Longer term and other agency actions will occur in the future, depending on need. The projected timeframe and responsible departments are identified and will be used in monitoring the implementation of this Ordinance.

This Exhibit C will be used in the monitoring process established in Section IV of this Ordinance.

**Table C.1. Public Agency Mitigation Measures**

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
<b>Earth:</b>					
The City could continue to maintain an emergency management ordinance for the reduction of risk from situations like earthquakes and volcanic eruptions or mudflows as part of the Pierce County Emergency Management System.			X Ongoing		Community Development, Public Works
The City could pursue implementation of mitigation measures outlined in the Pierce County Natural Hazard Mitigation Plan.		X			Public Works, Community Development
<b>Flooding:</b>					
The City should implement a zero-rise policy for development in floodways and floodplains.		X			Community Development
The City should add new Comprehensive Plan policies to further support Low Impact Development.		X			Community Development
The City should consider district stormwater treatment facilities in East Sumner.		X			Public Works
The City should consider other options for complying with the National Marine Fisheries Service 2008 Biological Opinion, including: restricting development in the 100-year floodplain; adopting the model ordinance; and submitting City regulations and a checklist to document compliance under existing regulations.		X			

**Table C.1. Public Agency Mitigation Measures**

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
Conceptual floodplain enhancements are modeled to prevent a net rise in surface water elevations if the assumed developments occur. If any other developments occur that are not included in the model, additional analysis and mitigation strategies would need to be conducted to meet City requirements.		X			Public Works
Implement stream conveyance improvements for Salmon Creek---		X Ongoing			Public Works
<b>Plants and Animals:</b>					
Restore select locations along Salmon Creek. These improvements would involve the removal of invasive species (reed canary grass), planting of native riparian vegetation, and installation of habitat features (i.e. large woody debris and large boulders.)		X			Public Works
<b>Water Resources:</b>					
<b>Air Quality and Greenhouse Gases:</b>					

**Table C.1. Public Agency Mitigation Measures**

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
The City could expand the zones to which incentives and standards are applied to reduce GHG emissions beyond the M-1 zone; the commercial and heavy industrial zones could be included. For example, the City could allow greater building heights or relaxed parking standards for new non-residential construction if the owner or operator adopts one or more of the following mitigation measures: Provide end-of-trip bicycle facilities to employees. Construct LEED-certified buildings. Participate in the PSE Green Power Program.		X			Community Development
The City could require the use of energy-efficient outdoor lighting for all new non-residential construction in all commercial and industrial zones and not just the M-1 zone.		X			Community Development
<b>Land Use:</b>					
<b>Plans and Policies</b>					
The East Sumner Neighborhood Plan Update will guide development and public investments in the East Sumner Neighborhood	X				

**Table C.1. Public Agency Mitigation Measures**

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
The City could improve coordination with Pierce Transit to provide increased transit service to the East Sumner Neighborhood as it develops into an urban village as well as other areas of the city or consider developing a long-term community transit system.		X			Public Works
<b>Public Facilities</b>					
The City could identify additional improvements for the 20-year planning period to address deficiencies projected in the long-term.		X			Public Works
The City could coordinate and cooperate with other jurisdictions in the implementation of multi-jurisdictional electric utility facility additions and improvements		X			Public Works
The City could implement Crime Prevention through Environmental Design principles to allow for appropriate lighting, landscaping, and visibility.		X			Community Development
<b>Transportation</b>					
Amend City impact fee to remove 62nd Street improvement and adjust fee basis.		X			Public Works