



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proposal: The proposed project consists of the removal of up to 490 yd³ of petroleum-contaminated soil.

Applicant: Adam Morine
J.S. Held, LLC
18372 Redmond-Fall City Road
Redmond, WA 98052

Project Number: SEPA-2026-0005

Proposal Location: 1700 Steele Avenue, Sumner, WA 98390

Parcel Number(s): 0420241154

Lead Agency: City of Sumner

Associated documents may be downloaded at: [Public Notices – City of Sumner \(sumnerwa.gov\)](#) or [SEPA Register - \(wa.gov\)](#)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

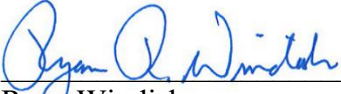
___ There is no comment period for this DNS.

___ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

X This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the published date below.

Responsible Official: Ryan Windish
Position/Title: Community & Economic Development Director
Phone: (253) 299-5524
Address: 1104 Maple Street Suite 250, Sumner, WA 98390
Date: 06/30/2026

Signature:



Ryan Windish

Published Date: 07/08/2026

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

City of Sumner

SEPA MITIGATION MEASURES

1. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste, and permit approval may be required from the Tacoma – Pierce County Health Department prior to filling. All removed debris resulting from this project must be disposed of at an approved site.
2. If unanticipated contamination is suspected, discovered, or occurs during contaminated soil removal; testing of the potentially contaminated media must be conducted. If unanticipated water or soil contamination is readily apparent, or is revealed by testing, the Department of Ecology may need to be notified. Refer to WAC 173-340-300 for reporting requirements.
3. If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be

reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

4. Work shall immediately stop and the City of Sumner, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Tribe shall be immediately notified if any artifacts of possible historic, cultural, or archaeological value are uncovered during excavation. In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes to ensure that all possible valuable historic, cultural, or archaeological artifacts is properly protected or salvaged.