

## Chapter 3

# Affected Environment, Impacts, and Mitigation

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This chapter describes the existing conditions in the study area—the current plan area and Orton Junction expansion area unless otherwise defined for the resource topic—and evaluates at a programmatic level the potential impacts of development that might occur under the alternatives described in Chapter 2. The discussion is divided into 22 resources sections that support the *City of Sumner Comprehensive Plan* elements. Each section is organized as follows:

- **Affected Environment** describes the existing conditions in the current plan area, in general, and in the Orton Junction expansion area and the East Hill reduction area specifically.
- **Impacts** are described first in terms of impacts common to all alternatives, then impacts specific to each alternative.
- **Mitigation Measures** are described in terms of mitigating features that are part of alternatives, regulations, or commitments by the City of Sumner (City), Pierce County, state or federal agencies, and other potential mitigation measures that the City may select and implement.

All alternatives would result in increased urbanization in the current plan area; the action alternatives would result in increased urbanization in the Orton Junction expansion area as well. Although the alternatives would not authorize any specific projects, they would direct land use activities into various districts of the study area. Under any alternative, development could occur consistent Comprehensive Plan policies and associated development regulations. References to land use and zoning districts are based on the common usage of the district name (e.g., LDR instead of Low Density Residential). For a full list of land use and zoning abbreviations and their full names, see Chapter 4.

