



## City of Sumner

### SEPA MITIGATION MEASURES

Description of proposal: Six lot subdivision of 22 acres of Light Industrial zoned property with roadway and utility improvements, fill & grade of approximately 55,000 cubic yards, and construct approximately 307,000 square feet of industrial warehouse buildings with associated parking landscaping and infrastructure.

Proponent:	Auburn Commercial Development Bob Stobie 3240 B Street NW Unit A Auburn, WA 98001 253.833.4177	Fireweed Investments, LLC 1302 Puyallup Street Sumner, WA 98390 253.863.6200
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Project Number: PLN 2004-00123

Location of Proposal: Parcel # 0520182021 & 0520183021

Lead Agency: City of Sumner

- 1) The applicant shall pay appropriate parks/open space, trail, school and fire mitigation fees prior to any building permit issuance pursuant to City Ordinance No. 1911.
- 2) The applicant shall apply for a Washington Joint Aquatic Resource Permits Application (JARPA) through the Washington State Department of Ecology to include Shoreline Substantial Development and Shoreline Variance.
- 3) The applicant shall apply for Hydraulic Project Approval (HPA) per the Washington State Department of Fish and Wildlife.
- 4) The full width roadway to and through the plat shall be dedicated as a public street and fully constructed to current collector standards.
- 5) The sanitary sewer utility for this site does not exist. The sanitary sewer comprehensive plan requires an extension of a 12" SSFM from 142nd Ave E along the 41st street corridor, under the river, and to a pump station located in the southern portion of your plat. From this pump station gravity sewer is to serve the area of your project and the area east of the railroad. Your project will be required to extend the sewer utility "to and through" the site.
- 6) The storm system comprehensive plan identifies a high priority modification to the culverts where the site access road(s) cross Salmon Creek. Both crossings are to be replaced with 10 foot wide by 8 foot deep box culverts with wingwalls. This site development will require the modification.
- 7) A water main loop will need to be extended through the site in accordance with the water comprehensive plan.
- 8) Permits for bridge construction must be granted from all responsible agencies prior to issuance of the city's permit.

- 9) The applicant shall prepare a Traffic Impact Analysis to address the impacts created by the development per Pierce County Policy and Procedure 922.