



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: Construct two dementia care residence facilities. The proposal includes Low Impact Development, on-site parking, landscaping, and two buildings totaling approximately 11,000 square feet.

Proponent: Jeremy Metzler
Hedges Engineering
913 Kincaid Avenue
Sumner, WA 98390

Project Number: PLN 2010-00053

Location of Proposal: 5103 Parker Road, Sumner, WA 98390

Parcel Number(s): Parcel numbers 0520196044, 0520196045, 0520196046

Lead Agency: City of Sumner

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.

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

Responsible Official: Paul Rogerson

Position/Title: Director of Community Development

Phone: (253) 299-5521

Address: 1104 Maple Street Suite 250, Sumner, WA 98390

Date: 2/7/2011

Signature:


Paul Rogerson

Published: 2/9/2011

City of Sumner

SEPA MITIGATION MEASURES

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- 1) Applicant shall pay all traffic impact fees in accordance with SMC 12.36 at time of building permit issuance.
- 2) The applicant shall pay appropriate parks/open space, trail, school and fire mitigation fees prior to building permit issuance pursuant to City Ordinance No. 1911.
- 3) Foundation requirements for structures shall be in compliance with a geotechnical report prepared by an appropriate Washington State licensed design professional. A copy of this report shall be included in the application documents for the building permit.
- 4) Construction shall comply with all adopted codes of the City of Sumner including energy, accessibility, ventilation and indoor air quality, automatic sprinkler systems and fire alarm systems.
- 5) Construction documents shall be prepared and stamped by a Washington State licensed design professional. Provide structural calculations.
- 6) Address assignments will be provided when the final configuration is approved.
- 7) A fire department access road/lane shall be provided to within 150 feet of all exterior walls of the first floor of each building.
 - a) Apparatus access roads shall have a minimum unobstructed width of 20 feet. **The 12 foot width shown is not acceptable.
 - b) Provide a 26 foot width for 30 foot or taller buildings, to provide for aerial apparatus operations. EPFR Ladder 13 dimensions will be provided upon request.
 - c) The minimum inside turning radius for access roads/lanes shall be 28 feet.

- 8) The storm water system south of this project along Parker Rd shall be extended to and through the project frontage in accordance with the city project CIP-15. The depth of this main extension shall be adequate to serve all adjacent basins.
- 9) This project must include half street improvements to Parker Rd and Elm St along the project frontages. These improvements will include illumination, storm drainage, curb, gutter, sidewalk, pavement, and landscaping.
- 10) Commercial concrete driveway approaches will be installed by the applicant to serve this project.
- 11) The buildings must be equipped with a grease interceptor to prevent fats, oils, and grease from reaching the city sewer mains.