



CITY OF PACIFIC

SEPA NOTICE



MITIGATED DETERMINATION OF NONSIGNIFICANCE FILE SEP-22-008 /SHR-22-001/SEP-22-008

DESCRIPTION OF PROPOSAL: The SeaPort Mosby property is an undeveloped 20.51-acre site consisting of two parcels, parcel numbers 362104-9077 and 362104-9016. The comprehensive plan land use designation was conditionally approved by City Council on September 27, 2021 to be modified to Light Industrial with a Manufacturing Industrial Center Overlay (MIC), subject to obtaining the approval from the King and Pierce County Boundary Review Boards for changes to the water and sewer service area boundaries. City Council also approved Resolution No. 2021-790 authorizing the execution of the Interlocal Agreement that provides support from each jurisdiction for the service area changes. The project involves a Rezone process to change the land use designation from Open Space to Light Industrial (MIC).

The project consists of a 379,663 square foot high-cube warehouse building which would function as the seventh and last building in the SeaPort Logistics Center development, and the only building within City of Pacific limits. Access to and from the subject site would be located southerly via two internal connections with SeaPort Buildings 1-6 to 8th Street E/Steward Road SE, which are located wholly within the City of Sumner. A total of 46 truck-trailer parking stalls and 228 auto parking stalls (including four ADA stalls near building entrances) would be provided onsite. A stormwater detention pond would be located in the southwest corner of the lot, as well as underground facilities in the parking lot. Water and sewer service will be provided by the City of Sumner and the stormwater system conveys downstream to the City of Sumner; therefore, water, sewer and stormwater are designed to the City of Sumner standards.

The property is located within 200 feet of the Ordinary High Water Mark (OHWM) of the White River in the Shoreline Commercial Environment, therefore the project is subject to a Shoreline Substantial Development Permit. The OHWM follows the western toe of the levee slope. The site plan meets City code requirements for maximum lot coverage within 200 feet of the OHWM (12 percent); and impervious surface within 100 feet of the OHWM (20 percent). Pedestrian connectivity to the shoreline is provided as shown on the Circulation Plan. It includes a path connection to a gate in the perimeter fence at the southwest corner of the property. The project requires the State Environmental Policy Act (SEPA) process.

PROPONENT: Dennis L. Rattie, Tarragon LLC, 601 Union St, Suite 3500, Seattle, WA 98101, drattie@tarragon.com, 206-233-9600

AGENT/CONTACT: Lisa Klein, AICP, AHBL, 2215 N 30th St, Tacoma, WA 98403, lklein@ahbl.com, 253-383-2422

LOCATION OF PROPOSAL: It is located at 5635 and 5621 A St SE, to the west of the Burlington Northern Railroad and to the east of the White River. In NE ¼ of the SE ¼, and the SW ¼ of the SE ¼ of Section 26, Township 21N, Range 04E. (King Co Tax Parcels 362104-9016 and 362104-9077).

DATE APPLICATION RECEIVED: June 13, 2022

DATE APPLICATION COMPLETE: July 27, 2022

DATE OF SEPA DETERMINATION: October 21st, 2022

STUDIES REQUESTED: Critical Areas Assessment, Geotechnical Report, SEPA Checklist, Traffic Study, Hydrogeological Analysis, Storm Drainage Report

EXISTING ENVIRONMENTAL DOCUMENTS: SEPA Checklist file no SEP-22-008

LEAD AGENCY: City of Pacific

The SEPA responsible official of the City of Pacific hereby makes the following determination based upon impacts identified in the environmental checklist and the Final Staff Evaluation for Environmental Checklist (Case No. SEP-22-008 /SHR-22-001/SEP-22-008), and Conclusions of Law based upon the City of Pacific Comprehensive Plan, and other Municipal policies, plans, rules and regulations designated as a basis for the exercise of substantive authority of the Washington State Environmental Policy Act Rules pursuant to R.C.W. 43.21C.060.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c), **only if certain conditions are met**. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. *The City reserves the right to review any new information, future revisions or alterations to the site or the proposal (WAC 197-11-340) in order to determine the environmental significance or non-significance of the project at that point of time.* Detailed information and copies of the conditions are available to the public on request.

CONTACT: Mark Newman, AICP, Community Development Manager at 253-929-1107. [E-mail: mnewman@ci.pacific.wa.us] or Chris Farnsworth, Associate Planner at 253-929-1111. cfarnsworth@ci.pacific.wa.us

COMMENT PERIOD

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by **5:00 P.M. on November 4th, 2022**

APPEAL PERIOD

Any person wishing to appeal this determination may file such an appeal within **twenty-one (21)** days from the end of the comment period to the Pacific City Clerk. All appeals of the above determination must be filed by **5:00 P.M. November 25th, 2022**. There is a \$1000.00 fee to appeal this determination.

SEPA RESPONSIBLE OFFICIAL: Mark Newman, AICP
Community Development Manager
100 3rd Ave. SE
Pacific, Washington 98047

DATE ISSUED/PUBLISHED IN THE AUBURN REPORTER: October 21st, 2022.