



PierceCountyWa.gov/PPW

Jen Tetatzin, PE, PMP - Director

June 10, 2024

Steve Henricksen
6005 - 20th Street East
Tacoma, WA 98424
(distributed via email:
steve@dlhendricksen.com)

RE: Environmental Review: Hendricksen Warehouse
SEPA Application Number: 1004724
Related Application Number(s): 1031805, 1031804, 1004698, 1004695

Dear Mr. Henricksen:

Enclosed/attached you will find a Mitigated Determination of Nonsignificance (MDNS) issued by Pierce County on the above referenced proposal.

The MDNS is also being sent to agencies other than Pierce County Departments that may be requiring permits for this proposal, in accordance with WAC 197-11-350.

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Kantas".

Tony Kantas
Senior Planner

6 Hendricksen Warehouse MDNS-TK.docx
TK:sw

Enclosure/attachment

c: Reviewing agencies that received Environmental Checklist/site plan on January 25, 2023
Jason McArdel, jmcardel@barghausen.com



Mitigated Determination of Nonsignificance (MDNS)

Environmental Application Number: 1004724

Project ID Number: 572898

Related Application Number(s): 1031805, 1031804, 1004698, 1004695

Parcel Number(s): 0319023010 and 7750000380

Action: Environmental Review: Hendericksen Warehouse

Proposal: Construct an approximate 56,963 square foot industrial warehouse building on an approximate 3.42-acre site. The existing residential structure and associated detached structures will be removed as part of the development. The proposal includes clearing/grading, paved parking, landscaping, a stormwater retention system, and frontage improvements along 22nd Avenue East. Access to the site is proposed via an individual driveway onto 22nd Avenue East. A lot combination will be processed to combine the lots to conform to the proposed site plan.

Location: 11003 - 22nd Avenue East, Tacoma, within Section 2, Township 19N, Range 03E, W.M., in Council District #5.

Proponent(s): Steve Henricksen

Finding of Facts:

1. Issuance of the MDNS does not mean the proposal will not create any impacts, nor does it mean the permits are, or will be, approved. Issuance means with conditions, that no probable significant adverse environmental impacts were identified by Pierce County through its review of the Traffic Impact Analysis.
2. Pierce County, the lead agency for this proposal, has determined with conditions the proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) will not be required under RCW 43.21C.030 (2)(c). This decision was made after review of information on file with the lead agency. This information is available to the public on request.
3. The SEPA rules allow the Responsible Official to issue a DNS, "if the responsible official determines there will be no probable significant adverse environmental impacts from proposal" (WAC197-11-340), or, "if the lead agency specifies mitigation measures on an applicant's proposal that would allow it to issue a DNS, and the proposal is clarified, changed, or conditioned to include those measures" (WAC 197-11-350).

4. The project was reviewed by other County departments and agencies, and comments were received from reviewing agencies. Therefore, based on the submitted information, staff believes the proposal has been properly reviewed in accordance with SEPA.
5. Pierce County has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Pierce County will not require any additional mitigation measures under SEPA.

Conclusions of Responsible Official:

The Responsible Official concludes that a Mitigated Determination of Nonsignificance (MDNS) may be issued for this proposal. This is based upon staff review of the environmental checklist and attachments, other information on file with Pierce County, and County regulations governing the project.

Reliance on Existing Plans, Laws, and Regulations

Pierce County has determined that the requirements for environmental analysis, protection, and mitigation measures have been addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Pierce County will require additional mitigation measures under SEPA to address development impacts that are not adequately addressed in the County's existing development regulations and comprehensive plan adopted under Chapter 36.70A RCW, or in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

Mitigation:

The Responsible Official has determined that the proposal will not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c), only if the following conditions are met. This decision was made after review of a completed environmental checklist, other information on file with Pierce County, and existing regulations. This information is available to the public on request. These mitigation measures are required as authorized under the Substantive Authority of SEPA in accordance with the guidelines contained in Chapter 18D.10 of the Pierce County Code and shall be implemented by the applicant.

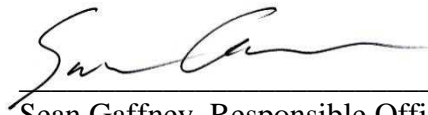
1. The Applicant shall be required to improve the intersection of 22 Avenue East and 112 Street East to accommodate trucks turning right from 112 Street East onto 22 Avenue East. It is anticipated that required improvements will consist of replacing the northeast curb return with a larger curb radius and reconstructing the ADA curb ramps at the intersection. Impacts to the northwest curb will be determined during final design.
2. The Applicant shall be required to improve the pavement structure of 22 Avenue East from approximately 90 feet north of 112 Street East curb returns through the site access, as recommended by Terra Associates January 16, 2024 pavement design memo included in the approved TIA.
3. A deviation will be required for the driveway width at the access to 22 Avenue East to accommodate truck turning movements.

4. For mitigation of traffic impacts to Pierce County roadways, the proposed building site shall pay a traffic impact fee (TIF) pursuant to Pierce County Code. The exact TIF amount will be determined at the time of application review by Development Engineering for the building permit and is subject to rates in effect at the time payment is made, there is no vesting of TIF to the building permit application date.

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-350. The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by close of business on the comment deadline date. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work, until the comment deadline has expired, and any other necessary permits are issued.

- ☐ This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Appeals must be filed within 14 days of the issue date.
- ☒ This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from issue date. Appeals must be filed within 14 days of the end of the comment period.

Responsible Official: Sean Gaffney
Position/Title: Land Use and Environmental Review Manager
Address: 2401 South 35th Street, Room 2, Tacoma, WA 98409
Staff Contact: Tony Kantas, Senior Planner
tony.kantas@piercecountywa.gov | (253) 798-2789
Issue Date: June 10, 2024



Sean Gaffney, Responsible Official

Appeal:

Pursuant to RCW 43.21C.075, and Section 18D.10.080 of Title 18D, and in accordance with Pierce County Code, 1.22, Appeals of Administrative Decisions to the Examiner, any person aggrieved, or affected by any decision of an administrative official may file a notice of appeal. A notice of appeal, together with the appropriate appeal fee, shall be filed within 14 days of the date of an Administrative Official's decision, at the Public Services Building, Development Center, Planning and Public Works Department, 2401 So. 35th, Tacoma, Washington or filed electronically at this link: <https://www.piercecountywa.gov/7676/Administrative-Appeals>. You should be prepared to make a specific factual objections. Appeals must be filed within 14 days of the expiration of the comment deadline.

Note: The issuance of this MDNS does not constitute project approval. The applicant must comply with all other applicable requirements of Pierce County, federal, and state agencies, and/or the Hearing Examiner prior to receiving construction permits.

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=1004724>

