



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Revised Determination of Nonsignificance

Costco at Union Ridge Town Center

File No. MASTER-22-0091, PLZ-22-0136-0140

Date: May 16, 2023

Proponent: URTC Northwest, LLC

Description of Proposal: Construct a 160,526-square-foot Costco Warehouse, associated fuel facility, and infrastructure as the first phase of an ~~8046~~-acre commercial site plan northwest of the Interstate 5/Pioneer Street junction. The applicant requests a Type II Site Plan Review, a Type I Administrative Adjustment, SEPA Review with Archaeological Predetermination, and Critical Areas Review. Pre-Application (PLZ-22-0103).

Location: Located in the Northeast & Northwest ¼ of Section 21, Township 4 North, Range 1 East, Willamette Meridian. Adjusted Parcel ~~s~~ 214039000, 214054000, 213956001, 214038000, and 986060219. (213978000 – stockpiling only)

Project Proponent & Contact Persons:

Applicant/Property Owner: URTC Northwest, LLC c/o Josh Olivia
915 West 11th Street / Vancouver, WA ~~98027-98660~~
Contact: 360.213.2222, josh@hspre.com

Applicant's representative: Barghausen Consulting Engineers, Inc. c/o Sean Anderson
18215 72nd Avenue South / Kent, WA 98032
Contact: 425.656.7460, sanderson@barghausen.com

Staff contacts:

- James Cramer, Consulting Planner, Otak Inc.
James.cramer@otak.com, 971.230.5994
- Claire Lust, Community Development Director
Claire.lust@ridgefieldwa.us, 360.857.5024

The City of Ridgefield has revised its SEPA threshold Determination of Nonsignificance issued on December 21, 2022, as indicated in underline/strikethrough format above, in consideration of minor errors in the project description that did not match the applicant's description in the signed SEPA checklist.

The City of Ridgefield has reaffirmed that the proposal does not have a probable significant adverse impact on the environment as a result of compliance with adopted City standards, including compliance with grading and erosion control standards, light trespass standards, critical areas standards to protect and mitigate impacts to wetlands, and engineering standards to address stormwater management. 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, the proposed plan document, and other information on file with the lead agency. Information is available to the public by request during normal business hours.

This revised **DNS** is issued under WAC 197-11-340(2)(f) and does not include an additional comment period. (A new comment period is optional except in the case of a modification of a Mitigated Determination of Significance.)

Responsible official: Claire Lust
Position/title: Community Development Director
Address: P.O. Box 608, 510-B Pioneer St
Ridgefield, WA 98642
Claire.lust@ridgefieldwa.us

Signature:

A handwritten signature in cursive script that reads "Claire Lust".

Claire Lust, Community Development Director

Issued: May 16, 2023

Appeal: There is no additional appeal period for this revised SEPA DNS under WAC 197-11-690 3(a)(iv).