



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

File Name: Redlined Industrial Park, LLC

File Number: PLN#352, PLN#353, PLN#354

Lead Agency: City of Arlington, Community and Economic Development Department

Description: The Applicant is proposing to construct 1 building each on 3 vacant lots; building 1 is 23,400 a sq. ft. warehouse, and manufacturing building; building 2 is 30,000 sf. of warehouse and manufacturing, building 3 is 30,000 sf. of warehouse. The improvements to the site will have sidewalks to the north along 180th Street NE, a paved parking lot to the north, and a paved rear access. The proposal also includes landscaped areas around the edges of the property, and street trees on 180th Street NE. Stormwater will be mitigated by the construction of 1 infiltration trenches per lot. The building 1 and associated improvements are on lot 20, building 2 and associated improvements are on lot 21, and building 3 and associated improvements are on lot 22 of the Arlington Advanced Manufacturing Park Binding Site Plan, AFN#201112205001. The total of all 3 lots is approximately 4.24 acres of flat vacant land.

Location: 64xx 180th Street NE, Arlington, WA 98223

Parcel: 31052200404800, 31052200404900, 31052200405000

Applicant: Redlined Industrial Park, LLC

Staff Contact: Launa Peterson, Permit Technician, lpeterson@arlingtonwa.gov

Date Checklist Prepared: March 27, 2018

Approvals Required: Special Use Permit, SEPA Review, Design Review, Site Civil, Utility Permit, Building Permit

SEPA Threshold Determination: The City has determined that with the mitigation measures identified herein, this proposal would 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. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth

In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction. A Construction Stormwater General Permit is required through Department of Ecology. A known environmental contamination, tetrachloroethylene (PCE) has been identified on the site west of this project. If PCE odor is encountered during construction of the project, contractor shall stop and report to Washington State Department of Ecology and the City immediately.

(B)(2) Air

In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A known environmental contamination, tetrachloroethylene (PCE) has been identified on the site west of this project. If PCE odor is encountered during construction of the project, contractor shall stop and report to Washington State Department of Ecology and the City immediately.

(B)(3)(b) Ground Water

In order to mitigate for potential impacts to ground water the Applicant shall utilize Low-Impact Design techniques to manage stormwater on-site.

(B)(3)(c) Water Runoff

In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington.

(B)(4)(b) Plants

In order to mitigate for potential tree impacts, the Applicant shall replant trees removed from the site due to construction clearing activity. Significant trees shall be replaced at 3:1 ratio

(B)(7)(b) Noise

The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8) noises resulting from any construction activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday and all day Sunday shall be prohibited.

(B)(11)(a) Light and Glare

In order to mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within Arlington Airport Protection District – Subdistrict B.

(B)(13) Historic and Cultural Preservation

The project site may be within the vicinity of historic and cultural activity; therefore, the applicant shall submit a completed Unanticipated Discover Plan (UDP). If any historic or archaeological items are discovered during the grading of the site, the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington shall be contacted and measures taken to implement the UDP.

(B)(14)(f) Transportation

In order to mitigate for potential impacts to the City's transportation network, the Applicant shall pay City of Arlington traffic mitigations fees. The current traffic impact fee rate is \$3,355.00 per PM Peak Hour Trip. Per the SEPA Checklist submitted on March 27, 2018, the City will accept the proposal of 34 new PM peak hour trips in the amount of \$114,070.00. The Applicant may be subject to traffic mitigation fees of Snohomish County and Washington State Department of Transportation.

(B)(16)(a) Utilities

Utilities will be provided by the City of Arlington. Approval of utilities will be required with the Site Civil Permit.

Disclaimer: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

Date of Determination of MDNS: April 3, 2018

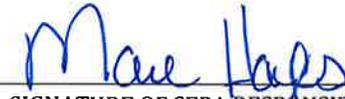
Studies Required: SEPA Checklist, Stormwater Drainage Report, Geotechnical Report, and Soil Report

Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received prior to 5:00 p.m. on April 17, 2018. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

April 3, 2018

DATE



SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

To Appeal a Decision: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. Appeal of the final MDNS must be made to the Hearing Examiner within 10 days of the date the MDNS is final (see WAC 197-11-390(2) (a)). The MDNS is a final MDNS when the City issues the land use permit. Appeal of the land use permit must be made to the Hearing Examiner within 14 days of the date the permit is issued.