



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** HAMPTON LUMBER RELOAD

**FILE NUMBER:** PLN #434

**LEAD AGENCY:** City of Arlington Community and Economic Development Department

**DESCRIPTION:** The proposed project includes the construction of a 22,400 square foot non-permanent structure to store plywood and other moisture sensitive materials. The structure is located with an approximate 300 foot setback from 188<sup>th</sup> Street on the northern four acres of the parcel. Materials will be brought to the site via tractor trailers, stored, and then loaded on to railcar for further transport. The drive aisle for the delivery of these materials will be paved as a part of the project.

**LOCATION:** The project is located at 6520 188<sup>th</sup> Street NE Arlington, WA. Township 31, Range 05, Section 22, Quarter NE. Tax Parcel ID # 31052200100300

**APPLICANT:** Jerry Brisbin, Next-Gen Land Care on behalf of Hampton Lumber

**STAFF CONTACT:** Kristin Foster, Permit Technician, [kfoster@arlingtonwa.gov](mailto:kfoster@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** April 8, 2018

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, Design Review, SEPA, Simple Site Civil Permit, Building Permit

**SEPA THRESHOLD DETERMINATION:** The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable 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.

**(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.

**(B)(3)(b) Ground Water:** In order to mitigate for potential impacts to ground water the Applicant shall manage storm water on-site.

**(B)(3)(c) Water Runoff:** In order to mitigate for potential impacts to water runoff the Applicant shall follow DOE requirements of the 2015 Stormwater Management Manual for Western Washington.

**(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 the Arlington Airport Protection District – Subdistrict C.

**(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)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water system.

**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 MITIGATED DETERMINATION OF NONSIGNIFICANCE:** May 24, 2018

**COMMENT PERIOD:** There is a 14-day comment period for this MDNS. If you would like to comment on this Application or Threshold Determination, written comments must be received prior to 5:00 p.m. on June 7, 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

May 24, 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.