



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** 7-ELEVEN

**FILE NUMBER:** PLN #439

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

**DESCRIPTION:** The proposed development includes construction of an approximately 3,010 SF convenience store with fuel (8 positions) with associated parking lot, drive aisle, landscaping, and underground utility infrastructure.

**LOCATION:** The project is located at 7430 204<sup>th</sup> Street NE, Arlington, WA. Township 31, Range 05, Section 14, Quarter NW. Tax Parcel ID #00920500000400. The subject property is located at the southwest corner of 204<sup>th</sup> St NE and Highway 9. The site is bordered by SR 9 to the east, 204<sup>th</sup> St NE to the north, and the existing Prairie Creek Shopping Center to the west and south.

**APPLICANT:** Jeff Parker, Cadence Capital – [jparker@cadencecap.com](mailto:jparker@cadencecap.com)

**STAFF CONTACT:** Permit Center, [ced@arlingtonwa.gov](mailto:ced@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** June 6, 2018

**APPROVALS REQUIRED:** City of Arlington: Zoning Permit, SEPA, Civil Permit, Utility Permit, Building Permits.

**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. A Construction Stormwater General Permit is required through the Department of Ecology.

**(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 Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures.

**(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 storm water on-site. Prairie Creek, a tributary to Portage Creek is within 600 feet of the site and Portage Creek is within 900 feet of the site. The infiltration system this project contributes to is within 150 feet of the tributary. It is not anticipated that these water bodies will be impacted by the subject development.

**(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. Stormwater will be collected through a series of curbs and gutters and conveyed via an underground

stormwater system to a stormwater treatment system located on the property. Stormwater runoff for this development will be treated by an oil/water separator followed by a Modular Wetland (enhanced treatment) prior to discharging to the existing stormwater system constructed as part of the Prairie Creek Shopping Center development. All Stormwater from the proposed development and existing shopping center outfalls to an infiltration gallery located at the western side of the shopping center within the parking lot. It is not likely waste materials will enter ground or surface waters as the site will be stabilized with a combination of pollution generating and non-pollution generating impervious surfaces as well as landscaping in the developed condition.

**(B)(4)(b) Plants:** Landscaping amounting to approximately 25% of the site will be included as part of the development consisting of native grasses and street trees as required by AMC 20.76.

**(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. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

**(B)(10) Aesthetics:** The height of the proposed building will be approximately 19' (1-story). The buildings' exteriors will consist of a variety of panel siding materials that represent masonry block, steel, and glazing. Street trees shall be installed along all streets associated with the development in accordance with AMC 20.76.110.

**(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:** There are no known buildings, structures, or sites located on or near the site that are in (or candidates for) the local historic preservation register. There are no known landmarks, features, or other evidence that would indicate Indian or historic use or occupation. Local registries were searched and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.

**(B)(14)(f) Transportation:** Trip generation has been calculated at 50 PM Peak Hours Trips (PMPHT). The City traffic mitigation fee is \$3,355.00 per PMPHT for a total of \$167,750.00 in traffic mitigation fees.

**(B)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water and waterwater systems.

**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:** June 13, 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 27, 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

<u>JUNE 13, 2018</u> DATE	<u>Marc Hayes</u> SIGNATURE OF SEPA RESPONSIBLE OFFICIAL
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**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.