



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** GAYTEWAY BUSINESS PARK SPECIAL USE PERMIT

**FILE NUMBER:** PLN #457

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

**DESCRIPTION:** Applicant proposes to construct a 66,038 square foot pre-manufactured metal building on 4.42 acres. The building is intended for multiple tenants. Zoning of the property is General Industrial; the site lies within Sub-district C of the Arlington Airport an Avigation Easement will be required. This 4.42 acre parcel is part of a larger 52 acre site.

The site will take access from 67<sup>th</sup> Avenue NE. The development will be served by City of Arlington water and sewer.

A Special Use Permit is required, as the project will be over 4 acres in size. Design Review Board approval is also required.

**LOCATION:** The proposal is located 20015 67<sup>th</sup> Avenue NE, Arlington, WA 98223. The project is located in the NW1/4 & SW1/4 of Section 14, T31N, R05E W.M.

**TAX PARCEL ID#:** 31051400200700

**APPLICANT:** GayteWAY Business Park, LLC, 845 106th Avenue NE, #102 • Bellevue, WA 98004

**STAFF CONTACT:** Launa Peterson, [lpeterson@arlingtonwa.gov](mailto:lpeterson@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** May 18, 2018

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, Design Review, SEPA, Site Civil Permit, Right-of-Way Establishment, Boundary Line Adjustment, Avigation Easement, Utility Permits and Building Permits

Department of Ecology Construction Stormwater General 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. The proposal includes 27,725 bank cubic yards (bcy) of excavation, 8389 bcy of fill within the proposed 4.42 ac work area. Disposal site not determined at this time.

**(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 employ best design practices meeting the current D.O.E Stormwater Manual.

**(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)(6) Energy:** The project will comply with the latest energy code.

**(B)(7)(B) Environmental Health:** City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited UNLESS specifically permitted by the city's building official.

**(B)(10) Aesthetics:** Building Design and site configuration for the proposed development will strictly adhere to the City of Arlington Development Design Standards and AMC Chapter 20.46.

**(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, in order to mitigate for potential impacts to cultural resources that may exist on-site, 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. The applicant shall coordinate with the Stillaguamish Tribe of Indians to allow Tribal Monitors onsite during grading and excavation activities associated with this project.

**(B)(14)(d) Transportation:** Frontage improvements along 67<sup>th</sup> Ave. NE will be required. The extent of these improvements will be determined during the civil engineering review of the proposed project. The city has identified the need to create of a new public roadway (199<sup>th</sup> St. NE) through the project site in order to provide an east - west connection between 67<sup>th</sup> Ave. NE and the recently constructed Arlington Valley Road.

**(B)(14)(f) Transportation:** Traffic mitigation shall be paid to the City of Arlington, prior to issuance of building permits. The City of Arlington finds the applicants Traffic Impact Analysis incomplete and does not concur with its conclusions. The applicant shall submit a new Traffic Impact Analysis that provides a comprehensive evaluation of vehicle trip generation, and the projects potential impact upon City, County and State roadways. Traffic impact mitigation will be established upon review of the new Traffic Impact Analysis. The actual traffic impact fee amount will be calculated according to the impact fee in effect at the time of permit issuance.


**(B)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water and sewer 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:** July 30, 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 August 13, 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

July 30, 2018 DATE	 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.