



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: TEC EQUIPMENT

FILE NUMBER: PLN #537

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The proposed development includes construction of an approximately 24,000 2-story building for a truck service and sales facility with associated parking lot, drive aisle, landscaping, and underground utility infrastructure.

LOCATION: The project is located at XXXX Smokey Point Blvd, Arlington, WA. Township 31 N, Range 05 E, Section 08. Tax Parcel ID #31050800300800. The subject property is located at the west side of Smokey Point Blvd.

APPLICANT: James Ponto, TEC Equipment, jponto@tecequipment.com

STAFF CONTACT: Josh Grandlienard, Planner II, joshg@arlingtonwa.gov

DATE CHECKLIST PREPARED: April 10, 2019

APPROVALS REQUIRED: City of Arlington: Special Use Permit, SEPA, Civil Permit, Utility Permit, Building Permits, Flood Hazard 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. 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. South of the site is "South Slough," which drains to the west and eventually into Portage Creek. Work (excavation for Flood Storage Area) will be restricted to the area outside the buffer protecting the wetland boundary associated with South Slough. Compensatory flood storage mitigation and slough restoration will include excavation, planting, and protection within and adjacent portions of the South Slough, 65 foot wetland and 150 foot fish bearing stream buffers which will result in an overall net increase in buffer and habitat function. 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 from the building's roof and pavement will be collected by a storm system and conveyed to treatment and detention facilities which will infiltrate flows on site.

(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 26'-6" (2-stories). The buildings' exteriors will consist of a variety of materials, including but not limited to architectural metal panel systems, metal building panels, brick and glass. 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 D.

(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 22 PM Peak Hours Trips (PMPHT). The City traffic mitigation fee is \$3,355.00 per PMPHT for a total of \$73,810.00 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: May 17, 2019

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

May 31, 2019. 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 14, 2019

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.