



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: February 3, 2020

APPROVALS REQUIRED: City of Arlington: Special Use Permit, Short Plat, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits, Flood Hazard Permit. Other Agencies: Stormwater General Permit, Puget Sound Air Quality Permit.

SEPA THRESHOLD DETERMINATION: The City of Arlington has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. 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. Approximately 23, 858.6 CY will be excavated for flood storage and placed as fill on the improved site. The improved site will consist of approximately 32, 161 CY of fill. Source of fill is from excavated soil material from the flood storage site. Excavation and grading will be done in three defined areas: Site Improvement Area (5.86 ac), Existing Compensatory Flood Storage Area (7.19 ac), and Northwest and Northeast Areas of the South slough Restoration Master Plan, 1.59 and 0.86 ac respectively.

(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 the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. All onsite stormwater will be collected, treated, and detained or infiltrated to match preexisting runoff conditions on site.

(B)(4)(b) Plants: The existing site has been previously cleared. The proposed mitigation and restoration project area south of the development area will leave the existing, forest portions of the buffer intact while excavating and planting portions of existing agricultural area for compensatory flood storage mitigation and restoration. The existing fields which have been historically farmed are void of vegetation or are otherwise comprised of non-native, invasive species and would remain as such without the proposed development. The project will remove existing vegetation and import fill. 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. As Per AMC 20.76, the applicant is required to provide 20% of the parking area to be shaded, and the applicant has provided for 21.9% of the parking area to be shaded.

(B)(5)(d) Animals: The proposed mitigation and restoration project is located adjacent to South Slough, a fish bearing stream (mapped for Fall Chinook Salmon and Sockeye Salmon (WDFWSalmonScape)) with associated wetlands. The proposed mitigation and restoration project will excavate within and adjacent portions of the 65 foot wetland and 150 foot stream buffers and will leave the existing, forested portions of the buffer intact while excavating and planting portions of existing agriculture area for compensatory flood storage mitigation, wetland and habitat restoration.

(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)(8)(h) Land and Shoreline Use: Approximately 100 feet south of the property is the critical area defined by South Slough, a fish-bearing stream, and associated wetland buffer. The proposed mitigation and restoration project will excavate within and adjacent portions of the 65 foot wetland the 150 foot stream buffers and will leave the existing forested portions of the buffer intact while excavating and planting portions of the existing agricultural area for compensatory flood storage mitigation, wetland and habitat restoration.

(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.

(B)(16)(b) Utilities: The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled “Public Works Construction Standards and Specification.” Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

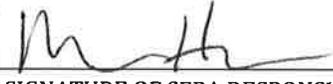
DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement 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: March 12, 2020

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 March 26, 2020. 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

March 9, 2020 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.