



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: CNG ARLINGTON HP PIPELINE PHASE II

FILE NUMBER: PWD #2586

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: Cascade Natural Gas Corporation (CNGC) proposes to replace approximately 1.10 miles of existing 4-inch diameter high-pressure natural gas line with a 6-inch-diameter high-pressure pipeline. The original pipeline was constructed in 1961 and is in need of replacement and increased capacity to support growth in the region. The project replaces aging infrastructure that is at the end of its designed life span with new pipeline infrastructure that complies with current best management and safety practices. The project does not include service expansion.

The pipeline would begin at gate station 86 located near the intersection of Kent Prairie Road (204th Street NE) and 71st Avenue NE to approximately 700 feet west of the intersection of 207th Street NE and Stillaguamish Avenue where an existing regulator station 017-R-095 will be relocated. The existing 4-inch high pressure pipeline will be replaced with a 6-inch high pressure pipeline, to be operated at 250 pounds-per-square-inch.

The project includes 2,450 linear feet of horizontal directional drilling (HDD) to avoid working in the wetlands, streams, and associated critical area buffers; and to avoid disrupting State Route 9 and Kent Prairie Road. The remaining 2,920 linear feet of pipeline will be installed in an open cut and then covered within the existing roadways and in vegetated road right-of-way.

The existing regulator station in the eastern portion of the project will be deactivated while the valves will remain for gas services, and a new regulator station with a footprint of approximately 300 square feet will be constructed several hundred feet to the east of the existing station. The project will construct a 10-foot wide "grasscrete" driveway to allow future access to the new station. The existing regulator station in the western portion of the project will be modified to allow for increased pipe diameter.

LOCATION: The project is located in the City of Arlington, Washington in Sections 11 and 14 of Township 31 North, Range 05 East, Willamette Meridian, within the Arlington East and West U.S. Geological Survey quadrangle (USGS 2021).

The project area is approximately 1.10 miles long beginning approximately 700 feet west of the intersection of 207th Street NE and Stillaguamish Avenue located near the intersection of Kent Prairie Road (204th Street NE) and 71st Avenue NE on the west end and terminates approximately 700 feet west of the intersection of 207th Street NE and Stillaguamish Avenue where an existing regulator station 017-R-095 will be relocated on the site. The project area is located within the road right-of-way and a utility easement on parcels:

- 00875500099900 – City of Arlington
- 00893800002900 – City of Arlington
- 00893800002800 – Columbia Importation Services
- 31051100400700 – Mayo Properties LLC
- 31051100304000 – Mayo Properties LLC
- 00920500000400 – 1 BR Holdings LLC
- 31051400202800 – Watermark Development LLC

APPLICANT: Cascade Natural Gas Corporation

STAFF CONTACT: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

DATE CHECKLIST PREPARED: June 4, 2021

APPROVALS REQUIRED: City of Arlington: SEPA Decision, Site Civil Permit, and Right-of-Way Permit. Washington Department of Fish and Wildlife: Hydraulic Project Approval (HPA). Washington State Department of Transportation: Utility 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. Wetland impacts will be assessed during Civil review of the project, and any mitigation measure will be applied at that 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. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(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 the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.

(B)(6) Energy: The project will comply with the latest Washington State Energy Code requirements.

(B)(7)(A) Environmental Health: Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.

(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)(13) Historic and Cultural Preservation: Tierra Right of Way Services performed a Cultural Resources Survey. No historic or pre-contact materials were encountered during investigation. 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.

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 14, 2021

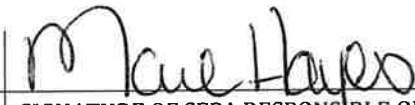
TO VIEW PROJECT INFORMATION: To view the project application please visit the City of Arlington website at www.arlingtonwa.gov and click on Public Notices.

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 Wednesday, July 28, 2021. 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 14, 2021

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.

Vicinity Maps

