



NOTICE OF APPLICATION AND SEPA MITIGATED THRESHOLD DETERMINATION (MDNS)

File Name: Reece Construction
File Number: PLN #866
Applicant: 2812 Architecture on behalf of Reece Construction
Location: 5802 Cemetery Road, Arlington, WA 98223
Parcel No.: 310515800200800 and 31051500200700
Date of Application: July 15, 2021
Date of Incomplete: July 22, 2021
Date of Completeness: August 23, 2021
Date Notice of Application: September 2, 2021
Date SEPA Checklist Prepared: July 2021
Date of Threshold Determination: September 2, 2021
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

PROJECT DESCRIPTION: The applicant is proposing to construct two buildings on the subject property, an office building and scale house for the existing business operation on the property. The proposed office building is a two-story 7,421 square foot building and the proposed scale house is a one-story 840 square foot building. The impacted area consists of approximately 13.86 acres of the 30-acre site. The property is currently being used for the supply and delivery of sand, gravel, and landscaping materials, as well as recycling for asphalt and concrete. The proposal includes site improvements to the frontage of Cemetery Road, landscaping along the street and around the building, fencing, paved parking areas and driveways, and site lighting.

APPROVALS REQUIRED: City of Arlington: Zoning Permit, SEPA Review, Design Review, Site Civil Permit, Utility Permit, Complete Streets, Building Permit. Department of Ecology: Stormwater General Permit

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Tuesday, September 21, 2021.**

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.

(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 Department of Ecology's Stormwater Management Manual for Western Washington.

(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)(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) Noise: 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. 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)(11)(a) Light and Glare: 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 A – Inner Turning Zone 3.

(B)(13) Historic and Cultural Preservation: If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.

(B)(14)(d) Transportation: The proposal is required to construct frontage improvements as approved on the Civil Construction plans.

(B)(14)(f) Transportation: Trip generation has been calculated at 4 PM Peak Hour Trips (PMPHT) and 59 Average Daily Traffic (ADT) trips per the Traffic Impact Analysis that was submitted by Gibson Traffic Consultants, Inc, dated August 2021. The analysis includes the traffic calculation for the addition of 7,421 square feet of corporate office space. The use on the site is existing and the traffic trips address the additional proposed use on the property. The City of Arlington has two separate traffic impact fees, one for the city and one for the Cascade Industrial Center. City traffic mitigation fee is \$3,355 per PMPHT for a total of \$13,420 in city traffic mitigation fees. The City Cascade Industrial Center (CIC) traffic mitigation fee is \$5,841.39 per PMPHT for a total of \$23,365.56 in city CIC traffic mitigation fees. All City traffic mitigation fees shall be paid prior to building permit issuance.

(B)(16)(a) Utilities: The applicant shall connect to the City of Arlington water and wastewater systems, extend utility lines as necessary and pay water/sewer connection fees. All improvements shall be installed during the Site Civil Construction phase of the project. Connection fees shall be paid at the time of building permit issuance.

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.

Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Tuesday, September 21, 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

September 2, 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. The MDNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on Tuesday, September 21, 2021, and the appeal fee as set by resolution is paid.