



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: SMARCAP WAREHOUSE

FILE NUMBER: PLN #454

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The project proposal consists of the construction of a 95,220 sf precast concrete panel building on approximately 6.12 acres of land northeast of the 180th Street and 59th Avenue intersection. The proposed building will include separate tenant space for lease. The tenant space will be available for warehouse/light industrial use with office space. A 148 space parking lot will be located to the west and north of the building including landscape beds. Additional landscaping and the frontage improvement of a multimodal trail will be provided along 180th Street.

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 in the 6000 Block of 180th St. NE, Arlington, WA 98223. The project is located in the NE1/4 of Section 22 Township 31 Range 05

TAX PARCEL ID#: 31052200102300

APPLICANT: Tim Shoultz, SMARCAP, Inc.

STAFF CONTACT: Kristin Foster kfoster@arlingtonwa.gov

DATE CHECKLIST PREPARED: June 5, 2018

APPROVALS REQUIRED: City of Arlington: Special Use Permit, Design Review, SEPA, Site Civil Permit, 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.

(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 will 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.

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

(B)(7)(A) Environmental Health: Chemicals stored on site for business operation will be stored in accordance with State and Federal regulations.

(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)(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 B.

(B)(13) Historic and Cultural Preservation: 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.

(B)(14)(d) Transportation: A multimodal trail will be constructed on 180th Street as a part of this project.

(B)(14)(f) Transportation: In order to mitigate for potential impacts to the City's transportation network, the Applicant shall pay City of Arlington traffic impact fees. The current traffic impact fee rate is \$3,355.00 per PM Peak Hour Trip. Per the Traffic Report prepared by Gibson Traffic Consultants dated May 2018, trip generation is calculated as 14,300 sf of General Light Industrial (ITE LUC 110) and 80,920 sf of Warehouse (ITE LUC 150). The total PM Peak Hour Trips calculated is 24. The City will accept the proposal of 24 new PM peak hour trips in the amount of \$80,520.00 at this time and may evaluate additional fees due at time of tenant space buildout. The Applicant may be subject to traffic mitigation fees of Snohomish County and Washington State Department of Transportation

(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: August 1, 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 15, 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

August 1, 2018



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.