



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: R&L CARRIERS

FILE NUMBER: PLN #508

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The project proposal consists of the construction of a terminal facility on approximately 9.43 acres of land located at the corner of 68th Drive NE and 191st Place NE. The facility will include a 60 door truck terminal of approximately 40,000 sf with an attached office space of 5,000 sf. The office portion of the building will front 68th Drive. A 9,540 sf maintenance shop and fueling station are located on the eastern portion of the property. Landscaping is provided along the building and in the parking areas. Deciduous and/or evergreen trees line the perimeter of the site adjacent to public right of way. Frontage improvements along 68th Drive NE are required as a part of the proposed project.

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 19200 Block of 68th Drive NE, Arlington, WA 98223. The project is located in the SW1/4 of Section 14 Township 31 Range 05

TAX PARCEL ID#: 31051400302500

APPLICANT: Stan Richard, R.L.R. Investments, LLC

STAFF CONTACT: Josh Grandlienard joshg@arlingtonwa.gov

DATE CHECKLIST PREPARED: November 30, 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 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)(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 C.

(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: Frontage improvements are required along 68th Drive NE.

(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 November 2018, trip generation is calculated as 56,250 sf of Warehouse (ITE LUC 150). The total new PM Peak Hour Trips calculated is 11. The City will accept the proposal of 11 new PM peak hour trips in the amount of \$36,905.00. 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: January 23, 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 Wednesday, February 6, 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

January 23, 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.