



SEPA THRESHOLD DETERMINATION

ADDENDUM to Mitigated Determination of Non-Significance (MDNS)

DATE ISSUED: August 31, 2021

LEAD AGENCY: City of Arlington Community and Economic Development Department

AGENCY CONTACT: Amy Rusko, arusko@arlingtonwa.gov or 360-403-3550

FILE NUMBER: PWD#2585

APPLICANT: Gayteway Business Park, LLC

LOCATION: The project is located at 20015 67th Avenue NE, in Arlington, Washington. Tax Parcel IDs #31051400200700. The subject property is zoned General Industrial (GI).

DESCRIPTION: The City of Arlington is issuing this Addendum to the SEPA MDNS for the Gayteway Business Park Binding Site Plan, reviewed under permit number PLN#555. Please note that consistent with WAC 197-11-625 of the State Environmental Policy Act (SEPA), the City of Arlington is sending this addendum to the recipients of the MDNS Decision.

The remaining grading and earthwork (cut and fill) for the building pad preparation of Buildings D, E, F, H, I, and J was not previously known and was not included in the original SEPA Threshold Determination or the SEPA Checklist. A Grading Permit and revised SEPA Checklist was submitted to the city (PWD#2586) and includes the correct amount of cut and fill needed to finish grading on the remaining 34.08 acres of the 52.2-acre site. Earthwork quantities include approximately 99,000 cubic yards of cut, 85,000 cubic yards of fill for a total of 184,000 cubic yards. Additional stripping and organics earthwork will include approximately 157,000 cubic yards of cut. The Grading Permit shall not be issued until the comment period for the SEPA Threshold Decision has closed.

SEPA THRESHOLD DETERMINATION: The addendum has been prepared in compliance with SEPA (RCW 43.21.C), SEPA Rules (WAC 197-11), and Chapter 20 of the Arlington Municipal Code. There are no additional conditions for this Addendum and all conditions of the SEPA Mitigated Determination of Non-Significance issued on October 13, 2020, and the Binding Site Plan approved on December 11, 2020, shall apply. The City of Arlington has reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the following findings and conclusions:

- The addendum provides additional information regarding the project by providing the amount of cut and fill expected with the project.
- The intent of the proposed development has not changed from the original proposal and the original SEPA Threshold conditions shall remain in place with this addendum.
- The additional information provided does not substantially change the analysis that was completed with the original submittal.

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 prior to 5:00 pm on September 16, 2021. There is not an appeal period for this SEPA Addendum.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

August 31, 2021
DATE

Marc Hayes
SIGNATURE OF SEPA RESPONSIBLE OFFICIAL