



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** CASCADE COMMERCIAL CENTER

**FILE NUMBER:** PLN#796

**LEAD AGENCY:** City of Arlington Community and Economic Development Department

**DESCRIPTION:** The proposed project, Cascade Commercial Center, is located at 6600 172<sup>nd</sup> Street NE, in Arlington, Washington. This proposed Binding Site Plan is for buildings 6 & 7 of the nine building warehouse complex. This project is a multi-phase commercial/industrial development within the Cascade Industrial Center, a regionally designated Manufacturing Industrial Center, which includes both the City of Arlington and the City of Marysville. This SEPA MDNS is for the issuance of a Clearing/Grading permit only, to allow for the relocation and realignment of Edgecomb Creek along the eastern portion of the site, in order to restore the creek and establish a meandering channel with increased flood storage, wetland, forested buffers, and other habitat improvements. The SEPA threshold determination(s) for this project will be accomplished in phases, to allow environmental values to be incorporated throughout the decision-making process; and to allow meaningful review of various phases of the project to assist agencies and the public to focus on issues that are ready for decision and exclude from consideration issues already decided or not yet ready. This MDNS does not address potential significant adverse environmental impacts of later phases of the proposed Project, and additional mitigation requirements may be included in a future determination for the Binding Site Plan submittal and the ultimate issuance of its associated Special Use Permit. That phase of the Threshold Determination will be distributed according to City and State requirements.

**LOCATION:** The project is located at 6600 172<sup>nd</sup> Street NE, in Arlington, Washington. Tax Parcel IDs #31052700100100 and 31052700100900. The subject property is zoned Light Industrial (LI).

**APPLICANT:** NorthPoint Development, Josh Wills, [jwills@northpointkc.com](mailto:jwills@northpointkc.com)

**STAFF CONTACT:** Josh Grandlienard, Planner II, [joshg@arlingtonwa.gov](mailto:joshg@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** January 15, 2021

**APPROVALS REQUIRED:** City of Arlington: SEPA, Clearing and Grading Permit, Civil Permit, Other Agencies: Stormwater General Permit, Puget Sound Air Quality Permit, Department of Ecology NPDES Permit, US Army Corp of Engineers CWA Section 404 Individual Permit, Department of Fish and Wildlife Hydraulic Project Approval.

**SEPA THRESHOLD DETERMINATION:** The City of Arlington has determined that with the mitigation measures identified herein, this phase of the proposal would not have a probable and unavoidable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. 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)(a) Surface Water:** There are Two Fish-bearing (Type F) Waters located within agricultural ditches: Edgecomb Creek and "Ditch X". The Linear ditches drain into the offsite Middle Fork of the Quilceda River which is located approximately 0.35 miles downstream of the overall Cascade Industrial Center Project. Fourteen (14) wetlands have been identified on the site within Arlington city limits (Wetlands A, B, C, D, E, F, G, H, O, P, Q, R, V, and Y). Wetlands A-D and P-R are Category IV wetlands; Wetlands E-G, O, V, and Y are Category III wetlands; and Wetland H is a Category II Wetland. The proposed project will restore and relocate Edgecomb Creek and Ditch X to improve ecological conditions, habitat functionality, and fish passage. After relocation of the waters, the remnant channels will be filled. The project may include replacement of an existing, undersized culvert that conveys Edgecomb Creek under the BNSF railroad with a larger box culvert to improve fish passage. The project will also fill Wetlands A, B, C, D, E, F, G, H, P, Q, R, V, and Y. Compensatory wetland mitigation will consist of onsite wetland creation along the re-aligned Edgecomb Creek. An estimated 20, 000 cubic yards of fill are required to fill Edgecomb Creek (after relocation), Ditch X (after relocation), and onsite wetlands. The ditched Edgecomb Creek will be re-aligned to the eastern portion of the site in order to restore the creek and establish a meandering channel with increased flood storage, wetland, forested buffers, and other habitat improvements. Ditch X will also be re-aligned and lengthened.

**(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 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 Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. All onsite stormwater will be collected, treated, and detained or infiltrated to match preexisting runoff conditions on site.

**(B)(4)(b) Plants:** The project will remove existing vegetation and import fill. Landscaping of approximately 25% of the site will be included as part of the development consisting of native grasses and street trees as required by AMC 20.76.

**(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:** The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8), noises resulting from any construction activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday and all day Sunday, 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)(13) Historic and Cultural Preservation:** A cultural Archaeological study was completed on the site, by Margaret Berger of Cultural Resource Consultants. The extent of investigation from Cultural

Resource Consultants did identify eight (8) archaeological resources and two historic inventory properties. Five of the Archaeological resources were remains of demolished historic structures and three were precontact lithic isolates. None of the identified cultural resources are recommended eligible for the National Register. The three isolates have been donated by the client to the Stillaguamish Tribe of Indians. No Further work is recommended. None the less, an Unanticipated Discovery Plan will be required, and if any potential evidence is encountered during the site work, work will be halted and the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington will 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 the entire proposal as presented. The City of Arlington reserves the right to deny or approve subsequent phases of 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:** April 8, 2021

**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 April 22, 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

April 6, 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.