



SEPA NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS)

File Name: Hernandez 204th Street Rezone
File Number: PLN #1031
Applicant: City of Arlington
Location: 6507, 6509 & 6514 204th Street NE (Cemetery Road)
Date of Issuance: April 24, 2023
Publication Date: April 26, 2023
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

PROJECT DESCRIPTION: The Comprehensive Plan Amendment and Zoning Map Amendment is a privately initiated proposal to rezone three properties along 204th Street (Cemetery Road). The subject parcels are listed under tax parcels 31051000405100, 31051000403300 and 31051000404500. The total proposed rezone acreage of all three parcels is approximately 1.18 acres. The three parcels are not part of a current subdivision and are occupied with a single-family residence on each of the parcels.

The proposed rezone would take the property out of the Residential Low Capacity zoning designation and change the property to the Neighborhood Commercial with Mixed-Use Overlay. The rezoning of the property would allow for commercial and residential uses under the mixed-use development regulations.

Approval by the City Council is required for all rezone applications. If the request is granted, the City's Future Land Use Map, City's Official Zoning Map, Regulating Plan Place Type Map, and Village Center Transect Map (AMC Chapter 20.110) would need to be amended.

SEPA THRESHOLD DETERMINATION: The lead agency for this proposal has determined that it does 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 decision was made after reviewing a completed environmental checklist and other information on file with the City of Arlington. This information is available to the public on request.

This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date published. Comments must be submitted to the lead agency contact by 5:00 PM on May 10, 2023. Please reference file number PLN#1031.

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

Marc Hayes

SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

April 24, 2023

DATE

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 DNS. The DNS 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 May 10, 2023, and the appeal fee as set by resolution is paid.