



## NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

<b>File Name:</b>	<b>Centennial Park Parking Lot</b>
<b>File Number:</b>	PLN #1076
<b>Applicant:</b>	Edgecomb Station 5J, LLC
<b>Location:</b>	Northeast Corner of 67 <sup>th</sup> Avenue and 172 <sup>nd</sup> Street
<b>Parcel No.:</b>	31052300300800
<b>Date of Application:</b>	April 20, 2023
<b>Date of Completeness:</b>	May 4, 2023
<b>Date SEPA Checklist Prepared:</b>	April 17, 2023
<b>Date of Threshold Determination:</b>	May 30, 2023
<b>Date Published:</b>	May 31, 2023
<b>Lead Agency:</b>	City of Arlington
<b>Lead Agency Contact:</b>	Amy Rusko, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a> , 360-403-3550

**PROJECT DESCRIPTION:** The proposed project involves filling a Category IV wetland and replacing it with 84 new parking stalls at the existing Centennial Park Apartments. Wetland mitigation is proposed through offsite in-kind wetland creation. The applicant previously constructed a permitted, phased, mixed-use development consisting of multi-family residential units and commercial retail space with associated infrastructure to provide additional housing and commercial space within the City of Arlington (SEPA MDNS file No. PLN#543). The project was carefully designed in order to avoid and minimize impacts to critical areas to the greatest extent feasible, no direct or indirect wetland impacts were required and an Army Corps of Engineers Clean Water Act (CWA) Section 404 Permit is required to be issued. Since the completion of the project, resident and guest parking has become an issue due to limited parking availability within the development, thus prompting the applicant and the city to consider additional parking spaces on-site.

The proposed parking will result in the necessary and unavoidable partial fill of the isolated, low-functioning Wetland A. Given the constraints of the existing development, the only space available for additional parking is within Wetland A or the FWHCA associated with the relict stream channel onsite. Wetland A is an isolated, low-functioning wetland, whereas the FWHCA was subject to prior enhancement efforts and is in close proximity to Edgecomb Creek. Therefore, to minimize impacts potential impacts to Edgecomb Creek, direct impacts are more ecologically practicable for Wetland A. The extent of wetland fill is limited to the amount of required parking and associated infrastructure, leaving a portion of the wetland following development that will only be indirectly impacted. Mitigation for the direct and indirect impacts to Wetland A will be provided through offsite, in-kind permittee responsible wetland creation on a 19.9-acre site located approximately 1.26 miles southwest of the development site. The mitigation site is located within the same Quilceda Creek sub-basin and is part of the Hayho Creek wetland complex (Snohomish County Tax Parcel Number 31052800100700).

**APPROVALS REQUIRED:** City of Arlington: SEPA Review, Design Review, Site Civil Permit, Utility Permit, Building Permits. Agency: Department of Ecology, Department of Fish and Wildlife, Army Corps of Engineers.

**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 reviewing 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:

1. **(B)(1) Earth:** The applicant proposes grading on a 0.94 acre project area. Excavation will total approximately 2,600 cubic yards and filling will total approximately 7,000 cubic yards, including a 2 foot section of structural fill. 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.
2. **(B)(2) Air:** To mitigate 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.
3. **(B)(3)(a) Surface Water:** To mitigate direct/indirect impacts and partial fill of 16,507 square feet to the Category IV wetland, known as Wetland A, the applicant shall provide compensatory mitigation of 37,462 square feet of offsite wetland creation adjacent to Wetland F in the Hayho Creek wetland complex of the Quilceda Creek sub-basin located approximately 1.25 miles southwest of the project site. The applicant shall follow the proposed mitigation plan and shall obtain all required permits from State or Federal agencies.
4. **(B)(3)(b) Ground Water:** To mitigate potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.
5. **(B)(3)(c) Water Runoff:** 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.
6. **(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.
7. **(B)(7)(b) Noise:** 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. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from vehicle traffic and residential units will be generated after project completion.

8. **(B)(10)(c) Aesthetics:** To mitigate potential aesthetic impacts the applicant shall provide landscaping throughout the proposed new parking lot to provide visual relief.
9. **(B)(11)(a) Light and Glare:** To mitigate 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.
10. **(B)(13) Historic and Cultural Preservation:** The applicant submitted an Unanticipated Discovery Plan. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.
11. **(B)(16)(a) Utilities:** The applicant shall locate all utilities on the site underground.

**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/or 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 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.

**Public SEPA Threshold Determination Comment Period:** This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than **5:00 p.m. on June 14, 2023**. 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

<p style="font-size: 1.5em; font-family: cursive;">May 30, 2023</p> <hr style="border: 0.5px solid black;"/> <p>DATE</p>	<p style="font-size: 1.5em; font-family: cursive;">Marc Hayes</p> <hr style="border: 0.5px solid black;"/> <p>SIGNATURE OF SEPA RESPONSIBLE OFFICIAL</p>
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**Appeal Process:** The MDNS may be appealed pursuant to the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee of \$600.00 (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall be combined with the Public Hearing for the project. The appeal must be received by **5:00 p.m. on June 14, 2023**.