



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** R&B DEVELOPERS

**FILE NUMBER:** PLN #498

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

**DESCRIPTION:** The proposed project includes construction of a stormwater retention pond and sewer mainline with stubs to serve the 4 existing commercial parcels.

**LOCATION:** The project is located at 19129 Smokey Point Blvd., Arlington, WA. Township 31, Range 05, Section 17. Tax Parcel ID #31051700400400, 31051700404400, 31051700400100, 31051700402000. The subject property is surrounded primarily urban residential and is east of Smokey Point Blvd. at approximately 193<sup>rd</sup> Street NE.

**APPLICANT:** Ray Phillip – R&B Developers

**STAFF CONTACT:** Permit Center, [ced@arlingtonwa.gov](mailto:ced@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** October 5, 2018

**APPROVALS REQUIRED:** City of Arlington Civil Permit, SEPA.

**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.

**(B)(3)(b) Ground Water:** In order to mitigate for potential impacts to ground water the Applicant will construct a retention pond to accommodate the 4 existing commercial parcels. Surrounding parcels will not be impacted by the subject development.

**(B)(3)(c) Water Runoff:** In order to mitigate for potential impacts to water runoff the Applicant shall follow DOE requirements of the 2015 Stormwater Management Manual for Western Washington with the 2014 Amendments. Stormwater will be collected from each parcel and conveyed via an underground stormwater system to a stormwater retention pond located on the property.

**(B)(4)(b) Plants:** Immediately following finish grade, permanent vegetation shall be applied consisting of rapid, persistent and legume. This is not include 40% perennial rye, 40% red fescue, 10% white dutch clover and 10% colonial bentgrass applied via hydroseed.

**(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)(8)(h) Critical Area:** Portage Creek is located at the toe of the slope and is designated as a critical area. Best Management Practices shall be used to protect the slope and Portage Creek.

**(B)(10) Aesthetics:** Does not apply.

**(B)(11)(a) Light and Glare:** Does not apply.

**(B)(13) Historic and Cultural Preservation:** There are no known buildings, structures, or sites located on or near the site that are in (or candidates for) the local historic preservation register. There are no known landmarks, features, or other evidence that would indicate Indian or historic use or occupation. Local registries were searched and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.

**(B)(14)(f) Transportation:** Does not apply.

**(B)(16)(a) Utilities:** The applicant shall provide connection stubs to the City of Arlington wastewater systems and connection stubs to the onsite stormwater retention pond.

**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 4, 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 January 21, 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

<u>January 4, 2019</u>	<u>Marc Hayes</u>
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.

