



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** DANTRAWL SPECIAL USE PERMIT

**FILE NUMBER:** PLN #406

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

**DESCRIPTION:** Applicant proposes to construct a 39,560 square foot premanufactured metal building on nine acres of land east of the Arlington airport. The primary use of the building will be the manufacture, repair and storage of fish nets. The area behind the building (away from the street) will have some periodic exterior storage in palletted boxes. Zoning of the property is General Industrial; the site lies within Sub-district B of the Arlington Airport an Avigation Easement will be required.

The site will take access from 180<sup>th</sup> Street NE. at its northeast corner. The development will be served by City of Arlington water and sewer.

Special Use Permit is required as the project will be over 4 acres in size. Design Review Board approval is also required.

**LOCATION:** The proposal is located in the 6300 Block of 180th St. NE, Arlington, WA 98223. The project is located in the NE1/4 of Section 22 T31N R05E

**TAX PARCEL ID#:** 3105220010100 and 31052200102300

**APPLICANT:** Dantrawl Inc., 1121 NW 52nd • Seattle, WA 98107

**STAFF CONTACT:** Kristin Foster [kfoster@arlingtonwa.gov](mailto:kfoster@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** December 28, 2017

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, Design Review, SEPA, Site Civil Permit, Right-of-Way Establishment, Avigation Easement, and Building Permits

**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 shall employ best design practices meeting the current D.O.E Stormwater Manual. Stormwater Management will be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) prepared by Land Technologies (December 4, 2017) and approved by the city.

**(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.

**(B)(6) Energy:** The project will comply with the latest energy code.

**(B)(7)(B) Environmental Health:** 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 UNLESS specifically permitted by the city's building official.

**(B)(11)(a) Light and Glare:** In order to mitigate for 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 B.

**(B)(13) Historic and Cultural Preservation:** The project site may be within the vicinity of historic and cultural activity; therefore, the applicant shall submit a completed Unanticipated Discover Plan (UDP). If any historic or archaeological items are discovered during the grading of the site, the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington shall be contacted and measures taken to implement the UDP.

**(B)(14)(d) Transportation:** Frontage improvements along 180<sup>th</sup> Street NE are required as a part of the project and a portion of the construction of 63<sup>rd</sup> Avenue NE.

**(B)(14)(f) Transportation:** Traffic mitigation shall be paid to the City of prior to issuance of building permits. The current estimate by the applicant, based on its traffic study, is \$46,970. The actual calculation will occur according to the impact fee in effect at the time of permit issuance.

**(B)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water and sewer systems.

**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:** March 1, 2018

**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 March 15, 2018. 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

<b>March 1, 2018</b>	
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.