



STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of Non-Significance Addendum and Adoption of Existing Documents

DATE OF ISSUANCE: January 19, 2022
LEAD AGENCY: City of Arlington
AGENCY CONTACT: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550
AGENCY FILE NUMBER: PLN#880

DESCRIPTION OF PROPOSAL: This Addendum adds project details to an existing MDNS that was issued on the properties for a grading permit to allow for the relocation and realignment of Edgecomb Creek. The proposed project, Cascade Business Park, is located at 6600 172nd Street NE, in Arlington, Washington. The total site, within Arlington jurisdiction, consists of 99.31 acres, with 89.47 acres that are developable. This proposal includes lots 1, 2, and 3 of the Binding Site Plan and for buildings 6 and 7 of the Cascade Business Park. One of the parcels is located on the east side of the BNSF railroad tracks and is not included in the development area, although is included in the total project area. The proposal includes the construction of two warehouse buildings that will range from approximately 596,000 to 656,000 square feet, along with parking lots, private drives, storm water detention facilities, landscaping, pedestrian trails, and utilities to service the proposed buildings. This project is part of 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 City of Marysville.

The current project name for the Binding Site Plan is Cascade Business Park. The project has also been known as Cascade Commercial Center and Cascade Commerce Center.

LOCATION OF PROPOSAL: The project is located at 6600 172nd Street NE, in Arlington, Washington. Tax Parcel IDs #31052700100100 and 31052700100900

APPLICANT: North Point Development, Josh Wills, jwills@northpointkc.com
CONTACT: Josh Wills, jwills@northpointkc.com

PURPOSE OF ADDENDUM: The addendum addresses the environmental impacts of the site improvements regarding building sizes and locations, private drives, parking lots, stormwater detention facilities, landscaping, pedestrian trails, public street improvements, and utilities. These details were not available at the time of the issuance of the MDNS on April 6, 2021.

MDNS ADDENDUM: According to SEPA Rules, an addendum to an MDNS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)).

An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the April 6, 2021, MDNS is being issued pursuant to WAC 197-11-625 to meet the City's SEPA responsibility.

TITLE OF DOCUMENTS BEING ADOPTED:

1. City of Arlington SEPA Threshold Determination Mitigated Determination of Non-Significance issued April 6, 2021, under permit number PLN #796.

DESCRIPTION OF DOCUMENTS BEING ADOPTED:

1. The City of Arlington issued a SEPA Threshold Mitigated Determination of Non-Significance for a clearing and grading permit only to allow for the relocation and realignment of Edgecomb Creek along the eastern portion of the site, to restore the creek and establish a meandering channel with increased flood storage, wetland, forested buffers, and other habitat improvements.

THE ADOPTED DOCUMENTS ARE AVAILABLE AT: City of Arlington Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223 and on the city's website under public notices at www.arlingtonwa.gov.

FINDINGS: The City of Arlington has identified and adopted this document as being appropriate for this proposal after independent review. The documents along with the attached mitigation measures meets our environmental review needs for the current proposal and will be included as supporting documentation for the project decision. Arlington has determined that this proposal will 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 determination is based on the following findings and conclusions:

1. The conditions of the SEPA Threshold Mitigated Determination of Non-Significance for the clearing and grading permit, under PLN #796, remain in effect and have been included with this determination.
2. The Development Agreement for the site is recorded under Auditor's File Number 202107260182. The project vested on December 7, 2020, through approval of the Development Agreement by Arlington City Council.
3. The Binding Site Plan is to divide the property into individual lots for future development of commercial/industrial buildings.
4. Each lot created from the Binding Site Plan is required to obtain a Special Use Permit, Site Civil Permit, Building Permit(s), Utility Permit, and meet all requirements of the Arlington Municipal Code.
5. All site improvements have been identified on the Binding Site Plan.
6. The Department of Ecology issued a Construction Stormwater General Permit (CSWGP) on May 12, 2021, under permit number WAR310202.
7. The US Army Corps of Engineers issued an individual permit under Section 404 of the Clean Water Act on July 14, 2021, under permit number NWS - 2020- 00571.
8. The Department of Fish and Wildlife issued a Hydraulic Project Approval on October 22, 2021, under permit number 2021-4-439+02.

SEPA THRESHOLD DETERMINATION: The City of Arlington has determined that with the mitigation measures identified herein, this 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. 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. The necessary mitigation measures have been identified and listed below. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following mitigation measures shall be included as conditions of approval of the permit decision:

1. **(B)(1) Earth:**

- a. 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. Heavy equipment shall be refueled in a designated area. Absorbent pads and spill containment equipment shall be stored on-site for quick response and placement to reduce the potential for contaminants to reach the streams or wetlands should any sort of spill or leakage occur.
 - c. Sediment fencing shall be placed around the perimeter of the staging areas, between the staging area and any surface water, wetland, or stream.
 - d. The contractor shall be responsible for adhering to the Spill Prevention Control and Countermeasures (SPCC) Plan. The contractor shall designate at least one employee as the Certified Erosion and Spill Control Lead (CESCL). The CESCL shall be responsible for installing and monitoring erosion control measures and maintaining spill containment and control equipment. The CESCL shall also be responsible for ensuring compliance with all local, state, and federal erosion and sediment control requirements. Moreover, the CESCL shall be responsible for inspecting all temporary erosion and sediment control measures on a regular basis, as well as maintaining and repairing such measures and ensuring their continued performance.
2. **(B)(2) Air:** 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.

3. **(B)(3)(a) Surface Water:**

- a. 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. The proposal shall comply with the Wetland and Fish and Wildlife Habitat Assessment Report and Conceptual Mitigation Plan completed by Soundview Consultants, revised December 2020.
 - c. Required Department of Ecology permits shall be obtained prior to any construction activities commencing on the site.
4. **(B)(3)(b) Ground Water:** 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.
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 Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. All onsite stormwaters will be collected, treated, and detained or infiltrated to match preexisting runoff conditions on site.
6. **(B)(4)(b) Plants:**
 - a. 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. The proposed project shall comply with the Conceptual Mitigation Plan for the stream and wetland areas. The project shall follow AMC Chapter 20.76 and the landscape plans proposed with the binding site plan.
7. **(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.
8. **(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.
9. **(B)(10) Aesthetics:** The proposed buildings elevations shall be subject to approval by the City of Arlington Design Review Board and comply with the Development Design Standards. Building height shall be addressed through the Development Agreement.
10. **(B)(11)(a) Light and Glare:** To mitigate for potential light pollution the Applicant is required to install light fixtures that are down shielded. The Site is within the Arlington Airport Protection district zones A, B & C, and inner safety zone (ISZ) 3 and outer Safety zone (OSZ) 4. FAA approval via the 7460-1 process will be obtained.
11. **(B)(13) Historic and Cultural Preservation:**
 - a. 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.

- b. A UDP was submitted to the city as part of the Binding Site Plan. Construction notification shall be provided to the Stillaguamish Tribe of Indians. Unanticipated Discovery Plan shall be submitted to the City of Arlington prior to construction activities on the site. 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.

12. (B)(14)(d) Transportation:

- a. The proposal requires frontage improvements along 59th Avenue NE and 172nd Street NE alignments with new sidewalks and planter strips. New on-site drive aisles and sidewalks will be installed, improving pedestrian, bicycle, and vehicular access to and within the site.
- b. The proposal requires off-site street improvements, the applicant shall construct 168th Street between 51st Avenue and 59th Avenue. Timelines and details of this construction shall require an amendment to the Development Agreement.

13. (B)(14)(f) Transportation:

- a. City of Arlington trip generation is calculated at One Hundred and Twenty-six (126) PM Peak Hours Trips (PMPHT). The city traffic mitigation fee is \$3,355.00 per PMPHT for a total of \$422,730.00 in traffic mitigation fees. The City Reserves the right to evaluate additional fees at time of tenant space build out.
- b. Snohomish County traffic impact fees are proposed with City of Marysville permits.

14. (B)(14)(h) Transportation:

- a. The proposal is required to provide a Community Transit stop at the site for employees.
- b. The project shall comply with the city's Complete Streets Policy.

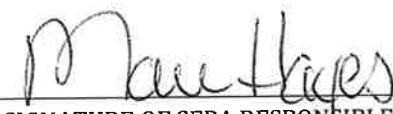
15. (B)(16)(a) Utilities: The applicant shall connect to the City of Arlington water and wastewater systems.

16. (B)(16)(b) Utilities: The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

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, 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 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 February 4, 2022**. 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.

RESPONSIBLE OFFICIAL: Marc Hayes, Director of Community and Economic Development

<u>January 19, 2022</u>	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

APPEAL PROCESS: This 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 59th Avenue NE, Arlington, WA 98223. The appeal must be received by **5:00 p.m. on February 4, 2022**.

Date Issued: January 19, 2022
Date Published: January 21, 2022
End Comment Period: February 4, 2022

