



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

**File Name:** Seattle Galvanizing Small Parts & Storage  
**File Number:** PLN #1145  
**Owner:** Mina Investment Holdings  
**Applicant:** Hadi Mirzai  
**Contact:** Adam Clark, 2812 Architecture  
**Location:** 18520 67<sup>th</sup> Avenue NE  
**Parcel No.:** 31052200102000  
**Date of Application:** October 18, 2023, Revised November 30, 2023  
**Date of Completeness:** December 8, 2023  
**Date SEPA Checklist Prepared:** December 12, 2023, Revised February 13, 2024  
**Date of Threshold Determination:** June 6, 2024  
**Date Published/Posting:** June 11, 2024  
**Lead Agency:** City of Arlington Community and Economic Development Department  
**Lead Agency Contact:** Amy Rusko, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

**PROJECT DESCRIPTION:** The applicant is proposing to create a small parts hot-dip galvanizing line within an existing 39,058 square foot principal building. The proposed use will also utilize a 2,945 square foot storage building with a loading dock. Hot-dip galvanizing is the process of dipping fabricated steel into a kettle or vat containing molten zinc. The project site is approximately 2.5 acres and zoned as General Industrial within the Cascade Industrial Center. Onsite improvements include upgrades to the interior of the existing building, 73 parking spaces (70 standard and 3 ADA), paving the parking lot area, and landscaping around the perimeter of the lot. New stormwater treatment and infiltration facilities are proposed for the improvements.

Though "processing" is listed as a permitted use in the General Industrial zone under AMC 20.40.140, the municipal code does not specifically define the galvanizing process. The galvanizing process has the potential to produce hazardous waste into the environment, therefore, the city will process the permit utilizing section AMC 20.40.030.

AMC 20.40.030 states whenever the Tables of Permissible Uses provides that a use is permissible with a zoning permit, a special use permit shall nevertheless be required if the community and economic development director finds that the proposed use would have an extraordinary impact on neighboring properties or the public. In making this determination, the community and economic development director shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question. The community and economic development director has determined that a Special Use Permit shall be obtained for this project per the process in AMC 20.16 and the criteria in AMC Title 20.

Per AMC 20.16.225 A Special Use Permit decision is made by the community and economic development director unless an interested party requests a hearing before the hearing examiner by the close of the comment period of the notice of application filed. A hearing was requested during the comment period of the notice of application public comment period and a public hearing shall be held.

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, SEPA, Civil Permit, Utility Permit, Complete Streets, and Building Permits. Department of Ecology: Stormwater General Permit and Hazardous Waste management. Puget Sound Clean Air Agency: Notice of Construction Order of Approval. Department of Archaeologic and Historical Preservation Permit.

**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:

**(B)(1) Earth:** In order to mitigate 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. A Certified Erosion and Sediment Control Lead is required to monitor the site.

**(B)(2) Air:** In order to mitigate potential air impacts during construction, 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.

To mitigate potential air pollution and impacts once operational, the applicant shall submit the correct information to and comply with all Puget Sound Clean Air requirements. The applicant shall comply with the manufacturer's requirements and recommendations of the proposed baghouse to ensure adequate emission control during the galvanizing process. This requires the building to remain fully enclosed, with no doors allowed to be open during the galvanizing process.

**(B)(3)(a)(b) Surface Water and Ground Water:** In order 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.

**(B)(3)(c) Water Runoff:** In order to mitigate 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. The operation is required to remain fully enclosed so no fume emissions from the galvanizing kettle shall be present outside to enter surface waters.

**(B)(4)(b) Plants:** The applicant shall comply with the current codes to ensure screening and parking lot shading on the site. The landscape plans show 91 trees to be planted on the site.

**(B)(6)(c) Energy and Natural Resources:** In order to conserve energy, the applicant has proposed to recover heat from the galvanizing kettle exhaust to heat other processing tanks and also utilize appropriate insulation to minimize overall tank heating.

**(B)(7)(a) Environmental Health:** The 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. The chemicals used for the galvanizing process include Hydrochloric Acid, Zinc Ammonium Chloride, Caustic Soda, and Zinc. These chemicals shall be stored according to the requirements of the International Building Code and International Fire Code. The project proposes to provide restricted access areas, signage, personnel training, seismic designed secondary spill containment, emergency contingency plans, proper materials of construction, adequate ventilation, and proper operations and maintenance activities

**(B)(7)(b)(2) 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 and all day on Sunday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements.

Noise from operations and vehicle/truck traffic will be generated during business hours at project completion. The galvanizing facility proposes to operate 24 hours a day and 7 days a week. Residential homes are located just east of this project, the city will monitor potential noise complaints and the hours of operation for the facility may be required to be reduced or limited.

**(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 – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.

**(B)(8)(i) Land and Shoreline Use:** The number of employees listed in the checklist is ten (10). If changes to the employee count at the site occur, then additional regulations may need to be considered. The site was designed around the numbers provided by the applicant, however, there are inconsistencies throughout the documents provided regarding the number of employees on the site.

**(B)(10)(c) Aesthetics:** The proposed use utilizes an existing building on the site. If there are changes to the building footprint or exterior of the building, then a design review permit is required by the city.

**(B)(13) Historic and Cultural Preservation:** During the notice of application period for the proposed project the Department of Archaeology and Historic Preservation requested an archaeological survey to be completed prior to ground disturbing activities. The applicant shall comply with the conditions of the archaeological survey and obtain an excavation permit through the Department of Archaeology and Historic Preservation prior to ground disturbance on the site. The applicant shall also notify the Stillaguamish Tribe of Indians prior to all ground disturbance on the site.

**(B)(14)(f) Transportation:** Trip generation has been calculated by Kimly-Horn and Associates, Inc per a Traffic Impact Analysis, completed in August 2023, with 5 PM Peak Hour Trips. The report references the existing building constructed in 1979 is not required to pay City of Arlington traffic impact fees. The City of Arlington enacted a Cascade Industrial Center Traffic Impact Fee per Ordinance 2021-002 that does apply to the proposed use.

- The applicant is required to pay Cascade Industrial Center Traffic Impact Fees in the amount of \$29,206.95 (\$5,841.39 x 5 PM Peak Hour Trips).

The number of employees and hours of operation have been listed inconsistently throughout the permit documents. For this reason, the City reserves the right to monitor and require a re-evaluation of the Traffic Impact Analysis based on actual use of the site within 1 year after Certificate of Occupancy has been issued.


**(B)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water and wastewater systems, extend utility lines as necessary and pay water and sewer connection fees. All improvements shall be installed during the Site Civil Construction phase of the project. All utilities shall be installed 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 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.

**Public SEPA Threshold Determination Comment Period:** There is a 14-day comment period for this MDNS that opens on Tuesday, June 11, 2024 and ends on Tuesday, June 25, 2024. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Thursday, June 25, 2024**. 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.

**To View:** The project notices and submittal documents are available for review on the city's website at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under public notices or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

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

June 6, 2024	 <small>Marc Hayes (Jun 6, 2024 11:14 PDT)</small>
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

**To Appeal The Decision:** An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. The MDNS 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 Tuesday, June 25, 2024** and the appeal fee as set by resolution is paid.

**Staff Contact:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), Community & Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223