

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

**UPS Distribution Center
(ERC-009911-2021)
Issue Date: August 11, 2022**

DESCRIPTION OF PROPOSAL:

On December 28, 2021, Tony Brizendine on behalf of United Parcel Service (UPS) submitted applications to construct a 52,350 SF distribution approximately 11 acres. The subject property is zoned General Commercial (CG).

PROPONENT:

Tony Brizendine, 541 Architecture
1414 NE 17th Ave.
Portland, OR 97232
tbrizendine@541arch.com

LOCATION OF PROPOSAL:

The property is located at 18100 Highway 99; APNs: 374300300100/0200/1100/1201/1202

LEAD AGENCY:

City of Lynnwood
Development and Business
Services Department (DBS)
20816 44th Ave W, Suite 230
Lynnwood, WA 98036

STAFF CONTACT:

For general information about this determination
or on the appeal process contact:
Karl Almgren, AICP, City Center Program Manager
(425) 245-2551, kalmgren@lynnwoodwa.gov

OTHER ACTIVE OR COMPLETE PERMIT NUMBER(S):

Project Design Review (PDR-009907-2021) and associated construction permits

APPLICABLE DOCUMENTS:

This environmental determination was reached based on the SEPA environmental checklist, plans, supporting documents, calculations, and agreements contained in the application number: ERC-009911-2021. Specifically:

1. Environmental Checklist prepared by Tony Brizendine, received January 5, 2022 and amended on May 26, 2022.
2. Architectural Plan Set, dated July 21, 2022
3. Critical Areas Report, dated September 20, 2021
4. Drainage Report, received July 8, 2022

MITIGATION MEASURES:

1. Due the previous use of the property (scrap yard), if existing environmental contamination is encountered during construction, the release must be reported to Ecology within 90 days through Ecology's Environmental Report Tracking System (ERTS). Releases may be reported via Ecology's web form, by phone (206-584-0000) or by email (nwroerts@ecy.wa.gov).
2. If contamination is encountered during construction of the wrecking yard, cleanup shall be completed as part of site construction. Potentially liable persons may choose to

conduct independent cleanups without assistance from the department, but cleanup results must be reported to Ecology. Cleanup technical assistance may be obtained by enrolling in the Voluntary Cleanup Program (VCP).

DETERMINATION:

The lead agency for this proposal (City of Lynnwood) has determined that the proposed development does 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 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.

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-350. This determination is issued on the basis of compliance of the proposal with all applicable federal, state and local laws, regulations and standards and does not modify or waive any such law, regulation or standard.

REVIEWED BY:

Ben Wolters, Interim Planning Manager

Date of Signature

RESPONSIBLE OFFICIAL: DEVELOPMENT & BUSINESS SERVICES DIRECTOR

DATE OF ISSUE: August 11, 2022

David Kleitsch, Development & Business Services Director

Date of Signature

COMMENT:

The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be received by **Friday, August 26, 2022 to the staff contact listed above**. This MDNS becomes final at 5:00 PM on **August 26, 2022**, unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

If, after issuance of the MDNS and prior to the end of the comment period, there is any new information or changes to the proposal indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

APPEAL:

You may appeal this determination by submitting a letter stating the basis for the appeal to the City of Lynnwood Community Development Department at 20816 44th Ave. W, Suite 230, Lynnwood, WA 98036. An appeal may be submitted no later than **5:00 pm on September 9, 2022**, which is 14 days from the end of the comment period. If you choose to appeal, you should be prepared to make specific factual objections to this determination. The fee for an appeal is as set forth in LMC 3.104.

Contact the City of Lynnwood Department of Community Development staff contact listed above to read or ask about the procedures for SEPA appeals.

DISCLAIMER:

The determination that an environmental impact statement does not have to be filed does not mean there will be no other adverse impacts. City of Lynnwood codes governing traffic control, land-use standards, construction and improvement of streets, drainage control, fire protection, and building practices will provide substantial mitigation of these impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Lynnwood reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.










ERC-009911-2021_Decision

Final Audit Report

2022-08-08

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