



City of Stanwood
10220 270th Street NW
Stanwood, Washington 98292

**STATE ENVIRONMENTAL POLICY ACT
NOTICE OF DETERMINATION OF NONSIGNIFICANCE**

Project: Wolfkill Office
File Number: 20-0355 (Major Site Development)
Applicant: Titan Framing, LLC
Project Address: 8600 Cedarhome Drive, Stanwood, WA 98292
Tax Parcel Numbers: 32041900310400
Date of Issuance: February 16, 2021
Lead Agency: City of Stanwood

Project Description: The applicant is proposing a 15,632 square foot warehouse and a 6,336 square foot future office building on approximately 1.46 acres zoned General Industrial. The project site is located southeast of the intersection of Cedarhome Drive and Florence Road. The project includes a 6,750 square foot fenced storage area, frontage improvements to Cedarhome Drive, landscaping, new paved access, and approx. 34 parking spaces. Drainage will be collected, treated, and detained on site prior to connecting to the existing on-site pump station. This proposal will not create any new impervious surfaces.

Project Location: The project is located southeast the 271st Street NW and Cedarhome Drive intersection.

Required Project Permits/Approvals: Major Site Development, SEPA Determination, Civil Construction and Building Permit.

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Stanwood Comprehensive Plan; Stanwood Municipal Code (Title 16 – Subdivisions and Title 17 - Zoning); Stanwood Street and Utility Standards, Department of Ecology Stormwater Manual.

Compliance with Stanwood Municipal Codes:

The proposed warehouse and office project is a permitted use in the General Industrial zone per the Stanwood Municipal Code and subject to a Type II – Administrative Review Decision. The project will be reviewed for compliance with all applicable codes and regulations prior to a decision.

SEPA Threshold Determination: The lead agency for this proposal has determined that this project 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 City of Stanwood. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to Tansy Schroeder, Planner, at tansy.schroeder@stanwoodwa.org, by **4:30 PM on Tuesday, March 2, 2021**. Please reference file number 20-0355.

Existing Environmental Documents: Environmental checklist (02/2021), Preliminary Drainage Report (09/2020), Geotechnical Report (12/2019), Wetland Delineation (10/2020), Traffic Impact Analysis (09/2020)

Appeals: You may appeal this threshold determination by addressing those criteria and send to the lead agency at the address above. Appeals must be submitted by **March 2, 2021 at 4:30 pm**. Appeals must provide specific reasons for the appeal and be accompanied by a \$500.00 non-refundable filing fee.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Stanwood Community Development at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Stanwood Community Development Department. A decision on this application will be made within 120 days from the date of completeness.

Responsible Official: Patricia Love, Community Development Director

Contact Person: Tansy Schroeder, Planner, (360) 454-5211;
tansy.schroeder@stanwoodwa.org
City of Stanwood, 10220 270th St. NW, Stanwood, WA 98292

Signature: *Patricia Love* February 12, 2021
Patricia Love, Community Development Director

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