

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The project site is the southwest corner of the intersection of 228th St SE and Bothell-Everett Highway and is within the R-AC, OP, CB, and MVSO zones. The site has existing fuel pumps under a canopy, a convenience store, underground storage tanks, and paved areas and landscaping. The existing store, pumps, and canopy would be removed. The applicant proposes replacement of existing fuel pumps with 6 dispensers, a new canopy for 12 vehicle to pump, replacement of paved areas, and improvements for drainage and landscaping. Eighteen trees are proposed for removal. New landscaping and trees are proposed. The existing underground fuel storage tanks would stay. The site is generally flat. Site excavation is needed for a stormwater vault facility. Approximately 1,000 cubic yards of cut and 450 cubic yards of fill are proposed. Vehicle access would be the same with one curb cut at the north and another at east. Five parking stalls would be on the site in addition to the vehicle positions for fueling. The project does not include the 7-Eleven building on the next door property.

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to K. Jones Sorensen, Planner, jones.sorensen@bothellwa.gov in the Bothell Department of Community Development (425) 806-6400.

Project Name: Jackson No. 615 Fuel Station Redevelopment

Proponent: Patrick Hopper, Barghausen Consulting Engineers Inc
18215 72nd Ave S, Kent WA 98032
phopper@barghausen.com

Project Location: 22802 Bothell-Everett Highway, Bothell WA 98021

Case Number: GRAR2019-23477, ROW2019-23478, UTLR2019-23479, SEP2019-14956,
NR2019-14986

Lead Agency: City of Bothell

Mitigating Measures: The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell will not require any additional mitigation measures under SEPA.

Environmental Impact: The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement 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.

Responsible Official: Jeffrey N. Smith
Position/title: Development Services Manager
Address: 18415 101st Avenue NE, Bothell, WA 98011
Email and Phone: jeffsmith@bothellwa.gov; 425-806-6400

Issue Date: December 17, 2019

Signature: _____



Authorized Signature

Comments and Appeals: You may comment on this determination in writing, electronically or otherwise, to the SEPA Responsible Official at the contact information above. Comments should concern issues of environmental impact of the project. You may register an appeal of this determination by filing such appeal at the same location identified above. **Comments and appeals must be received no later than 5:00 PM on January 7, 2020 (BMC 14.02.135 E).** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact K. Jones Sorensen, Planner kris.sorensen@bothellwa.gov at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.