

**FINAL MITIGATED
DETERMINATION OF NON-SIGNIFICANCE
SEPA 17-016
December 19, 2017**



Description of Proposal: The proposed action is to construct new stormwater collection and drainage improvements to address flooding issues in the Northwest neighborhood. Construction of this project is proposed in three phases. Phase 1 would feature approximately 35,000 cubic yards of soil excavation and fill for 3 new stormwater detention ponds and installation of approximately 2,000 LF of new pipe ranging from 12-inch to 30-inch diameter on the Legion Memorial Golf Course. Approximately 700 LF of existing 36-inch diameter combined sewer pipe and 150 LF of existing 12-inch diameter watermain would also be replaced. Phases 2 and 3 feature work within various streets of the Northwest neighborhood to connect the new piping with the detention ponds from Phase 1. Phase 2 proposes approximately 19,750 cubic yards of soil excavation and fill and Phase 3 features approximately 6,510 cubic yards of soil excavation and fill. Phases 2 and 3 include installation of approximately 15,000 LF of new storm drainage collection pipes ranging from 8-inch to 30-inch diameter. Phase 1 of this project was originally processed under project number SEPA 17-018 but has since been combined with Phases 2 and 3 under SEPA 17-016.

Applicant: City of Everett Public Works Department, c/o Paul Crane
3200 Cedar Street
Everett, WA 98201

Location: Legion Memorial Golf Course (Phase 1), Generally located on Wetmore Avenue, Alverson Boulevard, Grand Avenue, Rockefeller Avenue, and side streets from 4th Street to 11th Street (Phases 2 and 3)

Zoning: R-1 - Single Family Detached Low Density, P - Public Park, R-2 – Single Family Detached Medium Density

General Plan: 1.2 – Single Family Detached 5-10 Dwellings per gross acre, 1.3 – Single Family Detached 10-12 Dwellings per gross acre, 2.0 – Parks/Public Open Space, 2.1— Schools/Churches

Lead Agency: City of Everett Planning Department

Contact Person: Kelsey Heyd 425.257.7275

Mitigation Measures:

The environmental impacts of this proposal are documented in the Environmental Checklist and other information on file with the City. The listed requirements are placed in response to our review of this information:

OTHER AGENCIES WITH JURISDICTION: None identified

MITIGATION OF ADVERSE IMPACTS BY SEPA

1. Any grading/fill on this site or public right-of-way shall be done so as to not impact the surrounding properties. (SEPA Earth, Land and Shoreline Use Policies.)

2. If anything of possible archaeological interest is uncovered during excavations or development, the Applicant must immediately stop work and notify the City and the affected Tribes, and consult with a professional archaeologist who must inspect and evaluate the site. In the event that ground disturbing or other constructing activities result in the inadvertent discovery of the archaeological resources, work shall be halted in the immediate area, and contact made with the City of Everett, the Department of Archaeology and Historic Preservation (DAHP), and cultural resources office of the affected Tribes. Work must be halted until such time as further investigation and appropriate consultation is concluded. In the event of the inadvertent discovery of human remains, work shall be immediately halted in the discovery area, the remains covered and secured against further disturbance, and communication established with project administrative personnel, local law enforcement, DAHP and authorized Tribal representatives.

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 determination assumes compliance with State law and City ordinances related to general environmental protection including but not limited to right-of-way improvement requirements, drainage, etc. 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 Non-Significance is specifically conditioned on compliance with the conditions attached hereto which are incorporated by reference as if fully set forth herein.

This MDNS is issued under WAC 197-11-355. A 14-day public comment period for this proposal has been completed.

**Responsible
Official:**

Allan Giffen 425.257.8731

Title:

Planning and Community Development Director

Address:

2930 Wetmore Avenue, Suite 8-A, Everett, WA 98201

Date:

December 19, 2017

Signature:

 for Allan Giffen

You may appeal this determination by filing an appeal on forms provided by the Planning Department and a fee to the Planning and Community Development Permit Services Counter at 3200 Cedar Street, 2nd Floor, no later than 14 days from the date the MDNS becomes final (which is after the 14-day comment period).

Contact Kelsey Heyd to read or ask about the procedures for SEPA appeals.

Note:

- 1.) A MDNS may be withdrawn in the event of significant changes in the proposal, disclosure of new significant information, misrepresentation by the applicant, or failure to comply with the conditions upon which this Determination of Non-Significance is predicated.
- 2.) The land use permit shall terminate if applicant does not apply for a construction permit within 18 months (or, with an extension, 24 months), except where a time limit on the land use permit is otherwise established under federal or state law, city ordinance, or an executed development agreement.

- 3.) The issuance of the Mitigated Determination of Non-Significance does not constitute project approval. The applicant must demonstrate and comply with all applicable requirements of Everett's Municipal Code (EMC) prior to receiving any permits.

INFORMATION FOR DEVELOPER:

The following information is provided for the developer's benefit. These are not SEPA conditions but are associated with other laws or requirements. All requirements are preliminary in nature, and are based upon the preliminary site plan and the ordinances in effect at time of submittal for SEPA review. The proposal must comply with all ordinances in effect at the time a complete building permit application is filed, including those not specifically set forth herein. Contact the Planning Department for information regarding appeals processes for the requirements listed in this document.

Engineering/Public Services Comments – Sabrina Fandler – 425.257.7813

1. Construction permits, inspections, and final approvals are required for this project from City of Everett Permit Services.
2. A Public Works Permit is required for this project. Detailed drawings in accordance with the current City of Everett Design and Construction Standards and Specifications for Development shall be submitted to the Public Works Department, showing grading, landscaping, utilities, storm drainage, temporary construction erosion and sedimentation control (TESC), and all required improvements in the public right-of-way. Public Works Department approval of these drawings is required prior to any permits being issued. All improvements shall be completed and approved before the final approval is granted.
3. The construction plans must be designed from a site survey performed by a licensed State of Washington land surveyor.
4. Temporary erosion control measures for construction activity must be operational prior to commencement of any clearing or earthwork.
5. Stormwater from the site shall be managed in accordance with the applicable City stormwater management requirements in effect at the time a complete construction permit application is submitted.
6. Construction stormwater runoff shall not be allowed to discharge directly or indirectly to surface waters, except through the Water Pollution Control Facility (WPCF).
7. Any sidewalk/ public right-of-way that is broken/ damaged during construction shall be repaired/ replaced in accordance with current City of Everett Standards and per the City Public Works Inspector.
8. All work and restoration in the public right-of-way must be constructed per City of Everett Design and Construction Standards and Specifications.
9. All affected sidewalks and ramps must be replaced to meet current ADA requirements, including updating any receiving ramps.