



CITY OF EVERETT

Community, Planning, & Economic Development Department
Planning Division

NOTICE OF APPLICATION AND OPTIONAL DNS SEPA NOTICE

Project Name: QFC Fueling Facility
Project File No: SEPA20-017
Applicant: QFC/The Kroger Co. c/o Brian Peterson
Project Location: NE corner of 50th St SE and Evergreen Way--Claremont Village Shopping Center;
Assigned Project Address is 4937 Evergreen Way
Tax Parcel No: 00581900000101

Project Description: An application has been submitted for the construction of a retail fuel facility with a 43-by-92-foot fuel canopy and cashier's kiosk associated with the Claremont Village QFC. The proposal includes two (2) underground storage tanks: one 20,000-gallon for storage of regular unleaded fuel and one 18,000-gallon dual/split tank for storage of premium unleaded fuel (8,000-gallons) and diesel fuel (10,000-gallons). An existing driveway access on 50th St SE is to be the primary access driveway for fuel customers and deliveries. Associated site improvements include asphalt paving, landscaping, and exterior lighting.

Public Comment Period: An application for the proposed project was submitted to the Office of Community, Planning, & Economic Development on May 14, 2020 and deemed "counter complete" on May 27, 2020. Written comments on the application are solicited and must be received at the Office of Community, Planning, and Economic Development, 2930 Wetmore Avenue, Suite 8-A, Everett, Washington by **November 4, 2020**. Any person may comment on the application and request a copy of the decision once made. Appeals must be filed within fourteen days after the notice of the decision.

The City expects to issue a Determination of Non-Significance (DNS) for the proposal. The optional DNS process is being used under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Required Permits: Land Use Permit, Public Works Permit, Building Permit

Environmental Documents and Studies: SEPA Checklist, Traffic Impact Analysis, Geotechnical Engineering Report, Phase I Environmental Property Assessment

Applicable Development Regulations: City of Everett Zoning Code, Building and Fire Code, Public Works Standards Manual, and Stormwater Manual

The project will be required to be consistent with all applicable development regulations and the City's Comprehensive Plan. Information necessary to analyze this proposal are on file with the Office of



2930 Wetmore Ave, Ste 8-A
Everett, WA 98201



425.257.8731
425.257.8742 fax



planning@everettwa.gov
everettwa.gov

Community, Planning, & Economic Development and may be reviewed online at <https://pw.everettwa.gov>. If you have any questions about this proposal, please contact Kelsey Heyd at 425.257.8731 or kheyd@everettwa.gov for information.

Date of Notice: 10/16/2020

David Stalheim, Interim Planning Director
Office of Community, Planning, & Economic Development

CIVIL RIGHTS ACT OF 1964, TITLE VI STATEMENT TO THE PUBLIC: The City of Everett hereby gives public notice that it is policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all its programs and activities. Persons wishing information regarding the City's Title VI compliance may call 425-257-8731, Title VI Specialist for the City's Planning Department."