

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The applicant proposes a 2-story 5,400 square foot commercial building with a drive-thru lane within the North Creek Business Park area. The vacant property just east of Home Depot and north of State Route 522 is 0.46 acres and is located within the R-AC, OP, CB, LI, MVSO mixed zone. Other improvements include 24 surface parking stalls, landscaping, and two driveways to access 120th Ave NE. Approximately 2,000 cubic yards of fill is proposed. Wetland alteration on the property was accomplished previously through City plan number CAP2006-00005 to allow proposed site work without further critical areas work. The property has multiple utility easements, for Olympic Pipeline, City of Seattle Electrical Transmission, and Puget Sound Energy. Street improvements are proposed for 120th Ave NE including removal of median barriers.

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, in the Bothell Department of Community Development email: jones.sorensen@bothellwa.gov.

Project Name: Tristar Retail Building Site Plan Review

Proponent: Khosrow Omidvar, TriStar Land Group, LLC
9670 Research Drive
Irvine, CA 92618

Project Location: 18006 120th Ave NE, Bothell, WA 98011
King County parcel 0926059198

Case Number: SEP2020-15681

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: jeff.smith@bothellwa.gov; 425-806-6400

Issue Date: February 17, 2021

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 March 10, 2021.** 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, email at jones.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.