

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The applicant proposes the division of one roughly 2.5-acre parcel into three single-family lots with associated improvements. The eastern portion of the site contains a wetland that has been delineated as a Category I wetland. The eastern edge of the site also contains a portion of North Creek and its associated buffer. The Shoreline Master Program (SMP) Urban Conservancy Jurisdiction covers a portion of the eastern side of the site as well. A Shoreline Substantial Development Permit is required as stormwater dispersion is proposed within the outer edge of the wetland buffer, which is associated with the SMP jurisdiction. Temporary impacts to remove existing rockeries and other improvements in wetland buffer are proposed in association with buffer restoration work. Access is proposed via an access and utilities easement coming off of one access point from 27th Avenue SE, also known as Fitzgerald Road. Dedication and frontage improvements will be provided along the frontage of the 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 Kirsten Mandt, Senior Planner, in the Bothell Department of Community Development email: kirsten.mandt@bothellwa.gov.

Project Name: Fitzgerald Short Plat

Proponent: Steve Cox, steve@westridgelandcorp.com
West Ridge Land Corporation
20315 96th Ave NE
Bothell, WA 98011

Project Location: 23411 Fitzgerald Road
Bothell, WA 98021
Snohomish County Parcel 27053200102200

Case Number: SEP2021-19305 (associated with SUB2021-19304 and SHR2022-20148)

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: Amanda Davis
Position/title: Principal Planner and SEPA Responsible Official
Address: 18415 101st Avenue NE, Bothell, WA 98011
Email and Phone: amanda.davis@bothellwa.gov; 425-806-6409

Issue Date: July 25th, 2022

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 August 15th 2022.** 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 Kirsten Mandt, Senior Planner, email at kirsten.mandt@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.