



# CITY OF SNOHOMISH

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## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) Snohomish Texaco Site Work

File #CV20-0005

**Date Issued:** February 28, 2020

**Proposal Name:** Snohomish Texaco site work (City file no. CV20-0005)

**Proponent:** Insight Engineering Co., on behalf of Perry Ventures B, LLC  
PO Box 1478 | Everett, WA 98206 | (425) 303-9363

**Lead Agency:** City of Snohomish

**Description of Proposal:** Site/civil improvements to an existing gas station/convenience store, including removal and replacement of two, 12,000 gallon underground fuel tanks, regrading and resurfacing, and a new oil/water separator on a fully paved and developed, 0.14-acre site.

**Location of Proposal:** The site is addressed as **701 Second Street**, on Snohomish County tax parcels 00537700100401 and 00537700100402, in the SW quarter of Section 18, Township 28 N, Range 6 E, W.M.

**Threshold Determination:** The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment if the following mitigation measure is followed. An environmental impact statement (EIS) 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 City of Snohomish. This information is available for review at the Snohomish City Hall, 116 Union Avenue, Snohomish, Washington 98290 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday, excluding holidays.

### **Documents Incorporated by Reference:**

In order to evaluate proposed actions, alternatives, or environmental impacts, an agency may use previously prepared environmental documents when issuing an environmental threshold determination (WAC 197-11-600 and 635). The Site/Civil application has been compared to the following documents for consistency:

- Final Environmental Impact Statement, Pilchuck District Subarea Plan & Planned Action Ordinance, March 2011
- Stormwater Pollution Prevention Plan, 1/27/2020
- Construction drawings, 2/4/2020

**Mitigation Measure:** Issued in accordance with the substantive authority described in Snohomish Municipal Code 14.90.080. The basis supporting imposition of the following mitigation measure is found in RCW 43.21C.020(2).

### Mitigation for Potential Environmental Health Impacts:

1. The applicant shall conduct a thorough site assessment for contaminated soils prior to beginning work. If contamination is discovered, all state and federal regulations for contaminated sites shall be followed, in accordance with Department of Ecology requirements.

**Comment Period:** This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from February 28, 2020. **Written comments may be submitted to the lead agency to the attention of Brooke Eidem, at the address below. Comments must be received by 4:00 p.m. March 16, 2020.**

#CV20-0005  
SEPA Mitigated Determination of Non-Significance

**SEPA Responsible Official:** Glen Pickus, AICP

**Position/Title:** Planning Director **Phone:** (360) 282-3173 **E-mail:** pickus@snohomishwa.gov

**Address:** City of Snohomish, P.O. Box 1589, Snohomish, WA 98291

**Signature:** \_\_\_\_\_

Glen Pickus, Planning Director

**APPEALS:**

Unless withdrawn or revised pursuant to comments received within the comment period above, this Mitigated Determination of Non-Significance shall be final on March 16, 2020. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 4:00 p.m. on **March 16, 2020**. Appeals must be made in accordance with the provisions of SMC 14.20.170. A \$500 appeal fee must be filed with the appeal. Appeals must be in writing and received as original documents by the close of the appeal period. Fax, e-mail and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the SMC being appealed, the specific determination or mitigation being appealed and the form of relief requested.