CITY OF EVERETT
NOTICE OF APPLICATION, PUBLIC HEARING AND
PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE
SMA16-007 SEPA16-028

This notice is to inform you of the comment period for this development application. Since the City is using the optional DNS process, this may be the only opportunity to comment on proposed MDNS.

Application Date: September 19, 2016 **Application Complete**: October 17, 2016

Applicant: KW EVT LLC
P.O. Box 979
Telluride, CO 81435

Representative: Wendell Johnson
Reid Middleton
728 134th Street SW #200
Everett, WA 98204

Project Location: 625 Riverside Road

Project Description: Construction of a cross-dock freight handling facility including a 40,000 s.f. freight handling, office and vehicle maintenance building with an 8,000 s.f. expansion area, truck and trailer parking, fueling station and employee and visitor parking. Two buildings with a combined floor area of 7,400 s.f. will be demolished.

Required City Permits: SEPA Determination, Shoreline Permit, Landscape Modification, Building Permit, Public Works Permit, Demolition Permit.

Other Agency Permits: Construction Stormwater General Permit – Dept. of Ecology, Demolition – Puget Sound Clean Air Agency.

Environmental Documents and Studies: The proposed MDNS, SEPA checklist, Biological Assessment and development plans are available for review at the Everett Planning Department located at 2930 Wetmore Ave #8A, Everett, WA 98201.

SEPA Public Comment Period: Written comments on the MDNS must be received at the Everett Planning Department at the address above by December 22, 2016.

Shoreline Permit Comment Period: Written comments on the shoreline permit application must be received at the Everett Planning Department at the address above by January 11, 2017. Alternatively, persons interested in commenting may do so at the public hearing.

Hearing Examiner Public Hearing
Date & Time: January 12, 2017, 9 am
Public Hearing Location: 2930 Wetmore Avenue, Suite 8-C

Any person who submits written comments or testifies at the public hearing will receive a copy of the decision.

Applicable Development Regulations: City of Everett SEPA Ordinance, Zoning Code, Shoreline Master Program Public Works Standards Manual, Stormwater Manual, and International Building and Fire Codes.

For information on this proposal, please contact John Jimerson at (425) 257-8731.

We strive to provide special accommodations for individuals with disabilities. Please contact our office at least three business days prior to the scheduled event if special accommodations are needed.

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. For information regarding the City's Title VI compliance, the Planning Department Title VI Specialist at 425-257-8731.

PROPOSED MITIGATED
DETERMINATION OF NON-SIGNIFICANCE
SEPA16-028

Description of Proposal: Construction of a cross-dock freight handling facility including a 40,000 s.f. freight handling, office and vehicle maintenance building with an 8,000 s.f. expansion area, truck and trailer parking, fueling station and employee and visitor parking. Two buildings with a combined floor area of 7,400 s.f. will be demolished.

Applicant:	KW EVT LLC P.O. Box 979 Telluride, CO 81435	**Representative**:	Wendell Johnson Reid Middleton 728 134th Street SW #200 Everett, WA 98204
Location:	625 Riverside Road		
Zoning:	M-2 Heavy Manufacturing	**Comprehensive Plan**:	5.1 Heavy Industrial
Lead Agency:	City of Everett Planning Department		
Staff Contact:	John Jimerson Phone: (425) 257-8731		

AGENCIES WITH JURISDICTION

Washington State Department of Ecology -- Construction Stormwater General Permit.

Puget Sound Clean Air Agency – Demolition.

THRESHOLD DETERMINATION

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 Proposed MDNS is issued under *WAC 197-11-355 for optional DNS*. The City as the lead agency has determined that significant adverse environmental impacts are unlikely; therefore through the optional DNS process, comments must be submitted by December 23, 2016 or fourteen (14) days after the date shown on the notarized copy of the notice of posting, whichever date is later.

Mitigation Measures:

1. This project will be subject to Transportation Mitigation in accordance with Ordinance 3387-14 (codified as EMC 18.40) and subsequent revision. The applicant is encouraged to obtain a copy of the Ordinance and determine applicable mitigation fees and/or other requirements prior to building permit application. The actual charges and requirements shall be as per the information on the approved plans at the time of building permit issuance and the ordinance in effect at that time.

2. The site is located within the Everett Smelter Site, where soils and groundwater typically contain arsenic, lead, or cadmium above state cleanup levels. Before starting construction, the Applicant shall consult with the Snohomish Health District or Washington State Department of Ecology regarding soil excavation, management and disposal, if any, and any required sampling of on-site soil to assure that surface soils (top two feet) meet FCAP/FEIS or other applicable standards.

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3. The Applicant shall:
   a. Follow the Snohomish Health District Everett Smelter Site public health advisory guidelines for taking precautions when digging into or otherwise coming into contact with contaminated soils remaining on-site.
   b. If contaminated soil is excavated and left on site, cover it with at least two feet of clean soil and otherwise meeting the "soil profile" for the Everett Smelter Site (available at the Everett Planning Department);
   c. Not give away or dispose of excavated soil (off-site) that may be contaminated, except to a facility permitted to accept such soil, unless the Snohomish Health District or Washington State Department of Ecology agree otherwise;
   d. Not backfill new or substantially modified utility line trenches with contaminated soil, such that workers could become exposed in future maintenance, repair or replacement activities; and
   e. Comply with by any deed restriction that may have been placed on the property.

4. Before starting construction, the Applicant or its contractor shall consult with the Snohomish Health District or Ecology if the Applicant or its contractor needs any clarification on soil excavation, management and disposal, and any required sampling of on-site soil to assure that surface soils (top two feet) meet FCAP or other applicable Ecology or Snohomish Health District standards, including the "soil profile" for the Everett Smelter Site. The Applicant shall keep a record of any consultation.

5. Any subsequent project plans and permit applications that would result in soil disturbance shall use applicable protective measures for workers who will be exposed to soils/fugitive dust and shall be designed to meet the "soil profile" for the Everett Smelter Site in the Department of Ecology (Ecology) Final Cleanup Action Plan (FCAP) and otherwise comply with soil excavation, management, disposal, and any soil sampling requirements of Ecology and the Snohomish Health District.

6. Permittee or contractor shall follow applicable Washington State worker safety measures ("The Good Practice Guidelines for Employers and Employees Working within the Everett Smelter Study Area," Washington Department of Labor and Industries) including wearing protective clothing or additional measures when working in soils that have arsenic concentrations above 200 ppm (which are identified on the Community Protection Area map and available from the Everett Planning Department.

Responsible Official: Allan Giffen, Planning Director Phone: (425)257-8731

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

Signature: SR FOR ALLAN GIFFEN **Date:** 12-5-2016

This is a preliminary SEPA determination. Following the end of the public comment period a final determination will be issued. That final determination is appealable to the City of Everett Hearing Examiner

A DNS 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.

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.

Public Works - 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 site parking layout, 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, approved, and warranted before the Occupancy Permit is issued/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. Any grading/fill on this site shall be done so as to not impact the surrounding properties.

6. A haul route will be required to be submitted to the City of Everett prior to permit issuance. Contact the Traffic Engineering Department for Street Use Permits and any required Oversize Load Permits at 425-257-8810 (press Option 7 for Traffic).

7. The connection to the force main in the right-of-way will need to be per City standards and must provide isolation valves.

8. The City of Everett Water Crews will do all of the water connections. These will be based on a cost estimate prepared by the Water Department.

9. On-site water main will be staked within an easement to the City. The easement will be submitted to the City prior to issuance of permits.

10. A Double Check Detector Valve Assembly (DCDA) is required at every fire connection into the building. Since the building is more than 70' from the water main, the DCDA will need to be in a vault outside of the building. A Reduced Pressure Backflow Assembly (RPBA) is required on the domestic service. A Double Check Valve Assembly (DCVA) is required for irrigation.

11. Stormwater from the site shall be managed in accordance with the applicable City stormwater management requirements in place at the time a complete building permit application is submitted to the City, unless otherwise allowed by the Revised Code of Washington (RCW).

12. All public roadway improvements shall be completed prior to building occupancy. Improvements to the public roadways may be completed by the developer of this project, by the Port of Everett, or by a third party.

13. Any broken or damaged sidewalk/ public right-of-way shall be repaired/ replaced in accordance with current City of Everett Standards and per the City Public Works Inspector.

14. All roadways must meet City of Everett Standards.

15. All sidewalks and driveways must be ADA compliant.

16. Parking layout must be consistent with current City of Everett Standards, including but not limited to parking aisle widths and parking stall dimensions.

17. Fire hydrants must be a minimum of 50' from any building and a maximum of 200'.

18. If any construction dewatering is to discharge to the sewer main, a discharge authorization may be required to be obtained from the City. Construction plans must address if this will take place so the proper processing can take place during formal review for permit approval.

19. Proper rodent abatement shall be implemented prior to demolition of the existing building.

20. Special charges for connection to the sewer and water systems in accordance with Ordinance 3095-08 (codified as EMC 14.08.135) and subsequent revision are applicable. These charges are based on projected water usage and can be substantial. Applicant is encouraged to obtain a copy of the Ordinance and determine estimated charges prior to building permit application. The actual charges shall be computed by the Public Works Department per the ordinance in effect at the time and according to the information on the approved plans at the time of building permit issuance.

Fire Department - Jim Venturo (425) 257-8124

21. Access - The International Fire Code requires that all new structures shall provide Fire Department access roads to within 150 feet exterior walking distance of all portions of the ground floor. Fire Department access roads (Fire Lanes) shall provide a minimum of 20 feet in width of unobstructed, paved driving surface, exclusive of shoulders, with a minimum clear height of 13'6". Inside turn radii must be 35 feet. Outside turn radii must be 55 feet for ladder apparatus. Slope approach and departure angles must not exceed 8 degrees. Fire lane grade must not exceed 10 percent. Fire lane construction must comply with AASHTO H30 load capacity (74,000 GVW). Fire Lanes will be posted and maintained as required by the Fire Department. Unorthodox access which meets code requirements but is too unusual for crews, will not be allowed. Call Fire Marshal's Office for apparatus specifications.

22. Access - O.K. as shown on the site plan reviewed.

23. When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes, the Fire Department may recommend or require a key box to be installed in an accessible location. A rapid entry system may also be desirable in order to avoid unnecessary damage while making entry to any building during an emergency situation. All gates need Knox Key override and emergency strobe opener installed. Call AFM Jim Venturo (425) 257-8124 for specifications.

24. A Knox Box is required. 2015 IFC 506.1 Recessed box required. Order Box #3270. Mount by access to alarm/sprinkler room.

25. Knox fire department connection caps are required for all outside FDC and standpipe connection points. Order caps #3043 for FDC connection. NOTE: For all Knox items, go to www.everettfire.org to order.

26. Fire lanes shall be provided as required in Everett Municipal Code 46.44. Fire lanes shall be identified by red curbs with white stenciling stating "NO PARKING - FIRE LANE" and vertical signs stating "NO PARKING – FIRE LANE – TOW AWAY ZONE – EMC 46.28.130". Location shall be approved by the Fire Code Official. Per field evaluation from Fire Marshal's office.

27. Premises shall be clearly identified by 12 inch numbers showing the correct address at the street entry. Buildings shall be clearly identified so as to be visible and legible from the access road. Individual apartments and suites, where applicable, shall be clearly and legibly identified from the access road.

28. The Everett Municipal Code and the 2015 International Fire Code, Appendix C, table C102.1, and requires that fire hydrants be provided within a maximum distance and of sufficient number and spacing to all new construction. The distance and number of hydrants varies based on type of construction and occupancy of the structure.

29. A fire hydrant shall be located within 100 feet of a fire department connection or standpipe.

30. A fire hydrant is required within 200 driving feet, but not closer than 50 feet, of each structure. Location of the hydrant(s) shall be approved by the Fire Code Official.
    (1) Fire Hydrants need to be placed on small island stubs, not behind parking stalls.
    (2) Employee parking area needs hydrant relocated into parking area.
    (3) Place two additional hydrants by PUP parking area #33 and tractor parking area #53 on site plan.

31. Fire flow for this project is 2000 gpm.

32. Portable Fire Protection - A portable fire extinguisher with a minimum U.L. rating of 2-A:10-B:C shall be provided within 75 feet of travel on all floors of each building during construction and prior to occupancy. 2015 IFC, Section 906

33. Service Stations - A fire extinguisher with a minimum U.L. rating of 2-A:20-B:C shall be provided and so located that it will not be more than 75 feet from any pump, dispenser or fill-pipe opening. 2015 IFC, Section 2305.5. Fueling station must meet requirements of Chapt. 23 of the International Fire Code Section 2304.3 2015 edition

34. Fire Alarm System - An approved automatic fire detection system shall be provided as required by City Ordinance No. 3021-07, Chapter 16.76, of the Everett Municipal Code.

    Plans for such system shall be submitted to the Fire Code Official for review and approval prior to installation. Submittal shall include cut sheets of all equipment intended for use. Appropriate trip tests, witnessed by a Fire Department Inspector, shall be performed, along with a certificate of completion, prior to final acceptance of the system.

    Fire alarm systems shall be installed according to NFPA Chapter 72, 2013 Edition. Installation of fire alarm components, including basic wiring, may not commence before plans are approved by the Fire Department Plan Reviewer. Fire alarm drawings must be professionally rendered, in sufficient detail, and must be internally consistent. Riser diagrams must match installation plans and load calculations. Components must be listed and approved for use together. Changes to plans must include new drawings and calculations and must be approved by the Fire Department Plan Reviewer prior to installation. Fire alarm installation is subject to field inspection by a Fire Department Inspector. An approved set of plans and the Engineering & Public Services Department electrical permit must be present for any installation inspection.

    Fire alarm systems shall be installed under permit of the City of Everett Engineering & Public Services Department. Electrical inspections and approval are required prior to calling for acceptance tests. Call (425) 257-8810 for permit information.

    The absence of monitoring for the alarm system will be cause for postponing Fire Department inspection and testing and shall result in denial of occupancy.

    A copy of NFPA 72 Record of Completion form must be filled out prior to final occupancy (NFPA 72, 2013 Edition, Chapter 7, pages 107-147). 2015 IFC, 907.7.2

    Call for design requirements per Authority Having Jurisdiction.

    Automatic smoke detection is required.

35. Fire Suppression (Sprinkler) System - An approved automatic suppression system shall be provided as required by City Ordinance No. 3021-07, EMC, Chapter 16.76.

    Plans for any such system shall be submitted to the Engineering & Public Services Department for examination and approval. Such plans shall include plans for the underground mains that will supply the sprinkler system.

    The type of sprinkler to be installed will be determined by the Building Official. It may be an NFPA 13, NFPA 13R, or NFPA 13D system depending upon several factors. Sprinkler installation shall not begin without an approved and stamped set of plans from the Engineering & Public Services Department. The Fire Department will also review the plans and shall field inspect the installation based only on approved plans that must be on site. Changes to plans must be approved by both the Engineering & Public Services and Fire Department.

    Aboveground sprinkler piping shall be hydrostatically tested as established in NFPA Standard 13. Underground piping shall be hydrostatically tested and flushed as established in NFPA Standard 24 for private fire mains. (Below-ground piping must be installed by Washington State Licensed Underground Sprinkler line certified "U" installers. For further information, contact the State Fire Marshal's Office at (360) 596-3900 or contact the Everett Fire Department at (425) 257-8124. All such tests shall be witnessed by a Fire Department Inspector. Call (425) 257-8124 or (425) 257-8120 to make an appointment for inspection.

    Contractors' materials and test certificates shall be submitted to the Everett Fire Department prior to issuance of any Certificates of Occupancy. 2015 IFC, WA State Amendment 903.3.5.3, Page 111.

36. The Snohomish County Emergency Radio System is employed by the City of Everett Fire Department emergency crews and operates at 800 MHz. Large metal-framed or metal and concrete buildings can weaken the signal so that communication and, therefore, firefighter safety is compromised. This structure must meet the requirements of EMC 16.03, Section 510, which specifically addresses required radio system performance standards in this structure. Your attention to this feature early in the planning stages will help avoid a costly, last-minute retroactive installation of radio signal amplification antennae and other equipment.

37. Floors and sub-floors at or above grade in buildings (other than parking garages) shall be marked with numbers, in ascending order, beginning with the number "1" (for the ground floor or first floor), then "2", "3", etc. Letters shall be used only to designate specific areas as detailed below.

    Floors below grade in buildings (other than parking garages) shall be marked with the letter "B" (when there is only one floor below grade). When there is more than one floor below grade, they shall be marked with the letter "B" followed by numbers, in descending order, beginning with the number "1" (for the floor immediately below the ground floor or first floor), then "2", "3", etc. Example – "B1", "B2", "B3", in descending order.

    Mezzanines shall be marked with the letter "M". When there is more than one mezzanine, they shall be marked with the letter "M" followed by numbers, in ascending order. Example – "M1", "M2", etc.

    Parking garages shall use the letter "P" to designate floors. When there is only one parking level at or above grade, it shall be marked with the letter "P". When there is more than one parking level at or above grade, they shall be marked with the letter "P" followed by numbers, in ascending order. Example – "P1" "P2", etc. When there is only one parking level below grade, it shall be marked "P01". When there is more than one parking level below grade, they shall be marked with the letter "P" followed by numbers, in descending order. Example – "P01", "P02", etc.

38. All fire alarm control panels (FACP) and sprinkler valves shall be in heated rooms or closets with standard man door access. Locations shall be approved by the Fire Code Official (NFPA 13, 2013 edition, section 8.16.4.1.3).

39. The location of Fire Department connections (FDC) and post indicator valves (PIV) shall be determined by the Fire Code Official. If immediate outside man door access is available to the sprinkler valves (risers), a PIV will not be required.

40. Access road width with a hydrant - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. 2015 IFC, Appendix D, D103.1.

41. Fire apparatus roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. 2015 IFC, Appendix D, D105.3.