



**DETERMINATION
OF NON-SIGNIFICANCE (DNS)
Port Gardner Landing Buildings
SEPA File No. 2021-03**

DESCRIPTION OF PROPOSAL: The Port of Everett will be constructing two buildings on one parcel, totaling approximately 5,000 square feet of commercial space for two to three leased tenants.

Since the early 2000s this site has generally sat dormant. In 2016, the Port moved the historic Weyerhaeuser Building to Boxcar Park within its mixed use redevelopment project known as Waterfront Place Central. Since that time, the site has remained an open gravel lot, occasionally used for overflow parking. Construction of this project will revitalize this parcel back into productive use and further diversity and enhance neighboring commercial uses.

The project generally includes, but is not limited to: demolition, clearing and site grading, foundation and ground improvements, and erection of two buildings providing future utility connections, lighting, and a new parking lot and associated landscaping. Upon completion of these elements, the buildings will be turned over to the future leaseholds to furnish their interior improvements.

A more detailed description of the proposed action is included in the Environmental Checklist.

PROPONENT AND LEAD AGENCY: Port of Everett

LOCATION OF PROPOSAL: The Port Gardner Landing Building (PGL Bldg) is located at 1710 West Marine View Drive, Everett, WA 98201, in Snohomish County. The project located in Section 18, Township 29N, Range 05 East, W.M. The Snohomish County tax parcel number is 29051800400500.

DETERMINATION: The Lead Agency for this proposal has determined that this proposal, in conjunction with mitigation measures, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21 and WAC 197-11. This determination assumes compliance with federal and state law as well as City of Everett ordinances related to general environmental protection. 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 upon request.

It is the policy of the Port that, when undertaking an action involving the exercise of substantive SEPA authority, the Port shall consider, as appropriate under the circumstances, the ramifications of such action as to one or more of the factors listed in Port of Everett Resolution 1046 (2019), Substantive Authority.

Best Management Practices

1. All proposed work under this project shall comply with permits issued by the City of Everett.
2. Construction work activities shall comply with City of Everett Noise Ordinance requirements.

3. The contractor will utilize recommended best management practices (BMPs) during the work. This includes but is not limited to:
- a. Installing erosion control measures in compliance with Dept. of Ecology standards.
 - b. Contractor will be required to prepare a construction Spill Prevention, Control and Countermeasures (SPCC) Plan for this project in accordance with WSDOT (2013) guidance.
 - c. All equipment used for construction activities will be cleaned and inspected prior to arriving on site to ensure no potentially hazardous materials are exposed, no leaks are present, and equipment is functioning properly.
 - d. Contractor will perform daily inspections of equipment on site to ensure there are no leaks, or to catch leaks and respond accordingly.
 - e. If spills occur, they will promptly be reported to the Dept. of Ecology's Northwest Regional Spill Response Office at (425) 649-7000 (a 24-hour phone number). Spills of oil or hazardous materials also will be reported immediately to the National Response Center at 1 (800) 424-8802 and the Washington Emergency Management Division at 1 (800) 258-5990 or 1 (800) OILS-911.
 - f. Construction related debris shall be picked up on a daily basis.
 - g. Waste materials generated by the project shall be transported off site and disposed of in accordance with applicable regulations.
 - h. Contractor shall ensure construction activities do not impact pedestrians and nearby businesses.

Note: Issuance of this threshold determination does not constitute approval of local, state and federal permits. Construction contractors shall comply with all applicable permit conditions.

This DNS is issued under WAC 197-11-340 and WAC 197-11-350.

PUBLIC AND AGENCY COMMENT: The lead agency will not act on this proposal for 14 calendar days from the published date below. Comments must be submitted in writing by **5:00 P.M. December 22, 2021** to the Responsible Official as named below. Comments will not otherwise be accepted by telephone or personal conversation. For general project related questions or additional information, please contact Brandon Whitaker, Project Manager, at (425) 508-6627 or by e-mail at bwhitaker@portofeverett.com.

Contact Person: Brandon Whitaker, Project Manager
Phone: (425) 508-6627

Responsible Official: John Klekotka, P.E.
Title: Chief of Engineering & Planning, and SEPA Responsible Official
Address: Port of Everett
P.O. Box 538
Everett, Washington 98206

E-mail: SEPAComments@portofeverett.com, subject line: "SEPA Port Gardner Landing Buildings"

Signature:  Signed with OnTask.io — 0242ac120002

Date: **December 07, 2021**

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APPEALS: There is no administrative appeal for this determination per Port of Everett SEPA Resolution 1046 (2019).

Procedures for appeal of this SEPA threshold determination are set forth in Chapter 43.21C RCW including, without limitation, RCW 43.21C.060, 43.21C.075, and RCW 43.21C.080 and Chapter 197-11 WAC including, without limitation, WAC 197-11-680.

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SIGNATURE CERTIFICATE

Workflow Reference: 90341ae6-5795-11ec-9899-0242ac120002

PARTICIPANT

DETAILS

	Process started 07-Dec-2021 2:41 PM EST
johnk@portofeverett.com IP Address: 24.16.92.137, 10.200.3.94	Document viewed 07-Dec-2021 2:41 PM EST Reference ID: 9f45ad5d-5795-11ec-adcf-0242ac120002
johnk@portofeverett.com IP Address: 24.16.92.137, 10.200.3.94	Document accepted & signed 07-Dec-2021 3:16 PM EST Reference ID: 9f45ad5d-5795-11ec-adcf-0242ac120002
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