



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Project Name: Pik a Pop Gas Station/Convenience Store Rebuild

Description of Proposal: Rebuild a gas station/convenience store that was destroyed by fire in 2017. The new building will be 2-story and approximately 10,000 SF, with 7,142 SF on the ground floor. A new 30,000 gallon fiberglass fuel tank will be installed. The fuel canopy will be 26'x108' and have 4 dispensers. The owner is still considering whether or not to retain the existing diesel tank and dispenser.

Proponent: Joe Park Construction, Yakima, WA

Location: 1235 S. 1st Avenue. Parcel #1529030680158

Lead Agency: City of Othello

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided the mitigation measures listed below are complied with. 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 lead agency. This information is available to the public on request.

Mitigation Requirements:

1. All stormwater shall be retained on site. The proponent shall use best management practices for controlling and treating stormwater in compliance with the water quality and quantity standards of the Stormwater Management Manual for Eastern Washington and shall meet the state's non-endangerment standard for groundwater. Drywells and other underground injection control devices for managing stormwater are required to be registered with the Department of Ecology and comply with Ecology Publication 05-10-067, "Guidance for UIC Wells that Manage Stormwater." Documentation of compliance with the Manual and Publication 05-10-067 and of how the non-endangerment standard will be met shall be submitted to the City before the project is approved.
2. If the existing diesel dispenser and tank are retained, the developer must reconfigure the site to prevent encroachment on City right-of-way by vehicles accessing the dispenser, as well as provide containment to keep any spills or runoff out of right-of-way.
3. The developer shall construct a 6'-wide sidewalk meeting Public Works Standards on the north side of the property. In order to provide suitable pedestrian access, the developer shall connect the sidewalk to existing sidewalk at each end.

Comment Period: This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

Responsible Official: Anne Henning, Community Development Director
500 E. Main Street, Othello, WA 99344; 509-488-5686

Date: March 29, 2018

Signature:

Appeals: Procedural appeals of compliance with WAC 197-11 may be made no later than April 12, 2018 by writing to the Responsible Official at the above address. You should be prepared to make specific factual objections. Contact Anne Henning to read or ask about the procedures for SEPA appeals.