



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

APPLICATION NAME: PL16-018 Freightliner SEPA Review

PROJECT DESCRIPTION: The proposal is for the construction of a 9,600 square foot expansion of the existing 24,040 square foot building and associated site improvements. The project is phase 2 of proposed site improvements at the existing Valley Freightliner business. Phases 1 includes improvements to the two parcels immediately south of the existing Valley Freightliner business. The SEPA review for the proposed Phase 1 improvements was conducted by the City under LU08-018 and no further review is necessary.

The phase 2 improvement the removal of 18,821 square feet of existing asphalt and 4,965 square feet of landscaping. Approximately 800 cubic yards of gravel will be imported for structural fill and 23,786 square feet of asphalt surfacing will be completed. The new 9,600 square foot addition will be constructed and stormwater piping will be rerouted to accommodate roof runoff from the proposed expansion. No other stormwater expansions are required since the proposal is within the design tolerances of the previously approved stormwater facilities for the site.

The landscaping proposed for removal will be replaced with asphalt. Upon completion of all improvements the remaining landscaping will be equal to approximately 12.5% of the site which exceeds the City's required 10%.

PROJECT LOCATION: The property is located at 524 Jacks Lane. The Assessor's Parcel Number is P113741. The site is the location of the existing Valley Freightliner business. The parcel is a portion of Section 32, Township 34 North, Range 04 East, W.M.

APPLICANT: John Ravnik; Ravnik & Associates, Inc.; P.O. Box 361; Burlington, WA 98233; 360-707-2048

OWNER: Valley Freightliner; 277 Stewart Road, SW; Pacific, WA 98047-2108; 253-905-0003.

LEAD AGENCY: Mount Vernon Community & Economic Development Department. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment. 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.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that may be used to mitigate the impacts of the proposal: (Note: These conditions are in addition to mitigation required by the development regulations):

1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.

2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved.
3. The following BMPs are recommended to mitigate erosion hazards during construction:
 - a. Schedule or phase construction activity to reduce earthwork activity during winter months.
 - b. Develop a well-conceived site plan that includes ground-cover measures, access roads, and staging areas to reduce the amount of exposed ground during the winter months.
 - c. Install temporary erosion and sediment control (TESC) measures soon after ground clearing.
 - d. Stabilize work areas during wet months and large storm events.
 - e. Revegetate all disturbed areas as soon as possible.
 - f. Control surface runoff and discharge during and following development.
 - g. Store soils to be reused around the site using measures to reduce erosion, such as covering stockpiles with plastic sheeting, using stockpiles in flat areas, and using silt fences around stockpile perimeters.
 - h. Conduct erosion control inspections and turbidity monitoring in accordance with DOE requirements.
4. Silt sacks will be installed under the grates of all existing on site catch basins that have the potential to receive stormwater runoff from the project area of the site.
5. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
6. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
7. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM on **June 2, 2016** (10 days from the date of publication). Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed below.

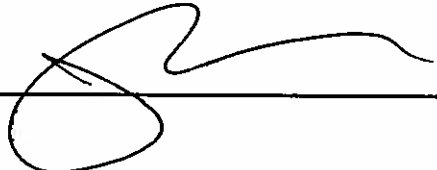
The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

CONTACT PERSON: Marianne Marville-Ailles; Community & Economic Development Department; City of Mount Vernon; P.O. Box 809/910 Cleveland Avenue; Mount Vernon WA 98273; Telephone - 360-336-6214; Fax - 360-336-6283

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this MDNS. There is a 10 day appeal period.

RESPONSIBLE PERSON: Bob Hyde, Community & Economic Development Director

DATE 5/23/2016

SIGNATURE 

ISSUED: May 23, 2016
 PUBLISHED: May 23, 2016



SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

APPLICATION NAME: PL16-018 Freightliner SEPA Review

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PROJECT MANAGER: Marianne Manville-Ailles, Planning Consultant to Community & Economic Development

B. RECOMMENDATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

DETERMINATION OF NON-SIGNIFICANCE		DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.	
<input type="checkbox"/>	Issue DNS with a 10 day Appeal Period.	<input checked="" type="checkbox"/>	Issue DNS-M with a 10 day Appeal Period.
		<input type="checkbox"/>	Issue DNS-M with 15 day Comment Period followed by a 10 day Appeal Period.

C. MITIGATION MEASURE

The following conditions have been identified that may be used to mitigate the impacts of the proposal: (Note: These conditions are in addition to mitigation required by the development regulations):

1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.
2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved.
3. The following BMPs are recommended to mitigate erosion hazards during construction:
 - a. Schedule or phase construction activity to reduce earthwork activity during winter months.
 - b. Develop a well-conceived site plan that includes ground-cover measures, access roads, and staging areas to reduce the amount of exposed ground during the winter months.
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5. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
6. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
7. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
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ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the environmental determination. Because these notes are provided as information only, they are not subject to the appeal process for environmental determinations.

D. ENVIRONMENTAL IMPACTS

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

1. EARTH

Impacts: Approximately 18,821 square feet of existing asphalt will be removed and replaced with approximately 800 cubic yards of structural fill material and 23,786 square feet of new paving. Grading will effect approximately 22 percent of the property or +/- 0.77 acres.

Mitigation Measures: Listed within the applicant's environmental checklist as well as required compliance with the City's existing standards and regulations for erosion control. Construction best management practices will be utilized to minimize erosion and sedimentation. Staff has deemed these standards sufficient to control sedimentation and erosion.

The contractor will be required to employ Best Management Practices as prescribed in the Department of Ecology's *Storm Water Management Manual for Western Washington*. These standards will be in place prior to construction activity and maintained throughout the project.

Nexus: MVMC Titles 12, 15 and 17; and in addition, the DOE *Storm Water Management Manual for Western Washington*

2. WATER

Impacts: Approximately 5,000 square feet of new impervious areas will be added to the project site. The storm water runoff will be conveyed into the existing stormwater system.

Mitigation Measures: Listed within the applicant's environmental checklist and shown on their construction plans, as well as compliance with City, State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards.

Nexus: MVMC Titles 12, 15 and 17; DOE *Storm Water Management Manual for Western Washington*.

E. COMMENTS OF REVIEWING DEPARTMENTS

The proposal has been circulated to City Departmental / Divisional Reviewers for their review

- Copies of all Review Comments are contained in the Official File.*
- Copies of received Review Comments are attached to this report.*
- No comments were received*

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 4:30 PM June 2, 2016 (10 days from the date of publication).

Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Community & Economic Development Department (306)336-6214. This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on this MDNS. There is a 10 day appeal period.