



**NOTICE OF APPLICATION
PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

DATE: May 6, 2016

APPLICATION NAME/NUMBER: PL16-038 Dairy Valley Site Development

PROJECT DESCRIPTION: Dairy Valley's existing building will be demolished by the City as part of the construction of the City of Mount Vernon's flood protection measure project. The proposal is the construction of a new building and associated asphalt area to replace those areas lost as a result of flood protection construction. The newly constructed building will have a slightly smaller footprint than the existing building.

The existing Dairy Valley building is currently located water ward of the existing levy. The entire existing Dairy Valley building will be demolished and in this location the City's flood protection measure will be constructed. The demolished building along with roughly one third of its parking and access will be replaced by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks. It is anticipated that roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. The new building will also require utilities to serve it.

The project site is located within a highly urbanized setting. The Skagit River is located immediately to the northwest of the site. Commercial Cold Storage is located to the northeast. First Street is located to the southeast. The City of Mount Vernon regional stormwater pump station is located to the southeast of the site.

The proposed project requires SEPA review, a shoreline variance, a flood plain development variance, a building permit and a fill and grade permit. The City will combine the land use permit approvals into one permitting process.

PROJECT LOCATION: The property is located at 1201 South First Street. The Assessor's Parcel Number is P28950. The site is bound by First Street on the southeast side and the Skagit River on the northwest side. The site is located within a portion of the Northeast ¼ of Section 30, Township 43 North, Range 04 East, W.M.

APPLICANT/CONTACT: Ravnik & Associates, Inc.; John Ravnik; PO Box 361 Burlington, WA 98233; 360-707-2048.

OWNER: Skagit Properties LLC; PO Box 807; Mount Vernon WA 98273.

Optional Determination Of Non-Significance (DNS): As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). A 10-day appeal period will follow the issuance of the MDNS.

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 and proposed on site catch basins that have the potential to receive stormwater runoff from the project area.
5. Runoff treatment facilities will incorporate a combination of biofiltration swales, storm-tech media filled cartridges, rain gardens, and filterra amended soils components.
6. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
8. 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.

PERMIT APPLICATION DATE: April 5, 2016

NOTICE OF COMPLETE APPLICATION: April 29, 2016

PERMITS/REVIEW REQUESTED: SEPA Review, Shoreline Variance, and Flood Plain Development Variance.

OTHER PERMITS/APPROVALS THAT MAY BE REQUIRED: Fill & Grade, Building Permit, Utility and Right-of-Way Permits.

CONSISTENCY OVERVIEW

LAND USE: The site zoning is Industrial District (M-2) and the Comprehensive Plan designation is Commercial Industrial (CI).

SHORELINE DESIGNATION: Urban

DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION: The proposal is subject to the City's Comprehensive Plan and Zoning Code, Critical Areas Ordinance, Floodplain Management Requirements, the Shoreline Management Master Program, Drainage and Engineering Requirements and other applicable local, state and federal regulations as appropriate.

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-6214; mma@sseconsultants.com.

Comments on this Notice of Application must be submitted, in writing, no later than **4:30 PM May 25, 2016**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal. 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.

ISSUED: May 6, 2016

PUBLISHED: May 11, 2016

Sent To: DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE, Dike & Drainage Districts (as applicable) and Verizon

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



SKAGIT RIVER

TOP OF PROPOSED DIKE

EXISTING BUILDING AND DOCK AREA 12306 SF

To be removed by others

PROPOSED BUILDING

FUTURE BUILDING EXPANSION

RAMP

EXISTING ACCESS ROAD

EXISTING ASPHALT AREA TO BE USED AS TRUCK DRIVER PARKING TO BE RECONSTRUCTED WHERE SEMI-TRUCKS OPERATE

TOP OF EXISTING DIKE

