



**CITY OF MOUNT VERNON  
FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**DATE** December 2, 2019

**APPLICATION ID:** Tom Little South Mount Vernon Commercial Center SEPA (PLAN19-0154)

**PROJECT DESCRIPTION:** The proposal seeks to redevelop a parcel to construct a 57,500 square foot commercial building and associated site improvements. The proponents intend to develop the area in two phases. Phase I will include site preparation and utility improvements. Phase II will involve construction of the building itself along with loading docks and pedestrian walkways. The site is located within the 100-year floodplain and designated as an A02 flood zone. No wetlands, streams, or critical area buffers were identified on the project site.

The Cedardale Road right-of-way adjoining the project will require widening. Frontage improvements including curb, gutter, sidewalk, catch basins, and 12" diameter storm pipe may be required to Hickox Road. An estimated 700 linear feet of up to 12-inch water main will need to be upgraded in Hickox Road. An estimated 7,900 cubic yards (cy) of material will be cut and an estimated 29,000 cy of material will be imported for structural fill. In addition to the fill, an estimated 4,100 cubic yards of crushed rock and asphalt will be used to complete the surfacing on-site.

**PROJECT LOCATION:** The project site is addressed as 1005 E Hickox road and is identified by the Skagit County Assessor as parcels P29588, P29364, and a portion of P29353 that are located within the SW ¼ of Section 32, Township 34 North, Range 04 East, W.M..

<b>PROPERTY OWNER:</b> Thomas Little 101 N Sunset Dr. Camano Island, WA 98282	<b>APPLICANT:</b> Ravnik & Associates P.O. Box 361 Burlington, WA 98233	<b>CITY STAFF CONTACT:</b> Development Services Department Marianne Manville-Ailles, Planning Consultant 910 Cleveland Ave Mount Vernon, WA 98273 Telephone - 360-336-6214
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**LEAD AGENCY:** Mount Vernon Development Services 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.

**CONDITIONS NECESSARY TO MITIGATE ENVIRONMENTAL IMPACTS:**

1. The applicant must submit a completed Biological Opinion Checklist to the satisfaction of the Development Services Department documenting that the project does not have an adverse effect on endangered species or their critical habitat prior to any permits authorizing land disturbing activities being issued.
2. An Historic Property Inventory must be completed and submitted to DAHP for the barn, attached wood shed and detached storage shed, prior to their demolition.
3. The proposed project may proceed as planned with a Unanticipated Discoveries Protocol (UDP) training for all construction personnel prior to any hand or machine digging.
4. A copy of the Unanticipated Discoveries Protocol (UDP) contained as Appendix 3 of the approved Cultural Resources Report must be on site at all times.
5. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, stone or antler tools), all work in the immediate vicinity must stop, the area must be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent must then follow the steps specified in the UDP.
6. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity must stop, the area must be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent must then follow the steps specified in the UDP.

**ENVIRONMENTAL DETERMINATION APPEAL PROCESS:** Appeals of the environmental determination must be filed in writing on or before 5:00 PM on **December 16, 2019** (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, 910 Cleveland Ave, 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 above.

**RESPONSIBLE PERSON** Rebecca Lowell, Senior Planner



12-2-2019

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**SIGNATURE**

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**DATE**

**ISSUED:** December 2, 2019

**PUBLISHED:** December 5, 2019

**SENT TO:** SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE