



## SEPA ENVIRONMENTAL REVIEW STAFF REPORT

### A. BACKGROUND

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**SEPA THRESHOLD DETERMINATION DATE:** May 1, 2014

**APPLICATION NAME:** Motor Trucks Site Improvements, PL14-016

**PROJECT DESCRIPTION:** Proposed are infrastructure improvements on the below described project site to improve the water quality of the stormwater runoff that discharges into Martha Washington Creek, a fish bearing stream.

Specifically, 4,074 cubic yards of asphalt will be removed and replaced with approximately the same cubic yards of new asphalt along with 353 cubic yards of excavation for a new water quality facility that is being installed on the north side of the site.

Approximately 1,300 linear feet of 6- and 8-inch diameter storm water conveyance pipes will be removed and replaced with approximately 1,270 linear feet of 12- to 18-inch diameter storm water conveyance pipes.

In its existing condition this site has four (4) stormwater pipes that are discharging into Martha Washington Creek. The applicant will be cutting these existing pipes to be flush with the edge of the bank and will be capping them. A new stormwater outfall pipe will be installed near the stream with an approximate 8-foot by 8-foot quarry spall pad installed below the ordinary high water mark (OHWM) of the stream.

**PROJECT LOCATION:** The site address is 2501 Henson Road; which is located on the west side of Interstate-5 with Blackburn Road to the north and Anderson Road to the south of the site. The project site is identified by the Skagit County Assessor as parcel P28645, and it is located within a portion of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

**APPLICANT:** Tim Dacres, 2501 Henson Road, Mount Vernon, WA 98273, (360) 428-6030.

**OWNER:** Cymbaluk Family, LLC, 4103 100<sup>th</sup> Place SE, Everett, WA 98208.

**PROJECT MANAGER:** Rebecca S. Lowell, Senior Planner

### B. RECOMMENDATION

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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 checked="" type="checkbox"/>	Issue DNS with a 10 day Appeal Period.	<input 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**

None required, compliance with Federal, State and local laws will property mitigate this project.

**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: 4,074 cubic yards of asphalt will be removed and replaced with approximately the same cubic yards of new asphalt along with 353 cubic yards of excavation for a new water quality facility that is being installed on the north side of the site.

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, 13 and 15; and in addition, the DOE *Storm Water Management Manual for Western Washington*

## **2. WATER**

Impacts: A new stormwater outfall pipe will be installed near Martha Washington Creek (a fish bearing waterway) with an approximate 8-foot by 8-foot quarry spall pad installed below the ordinary high water mark (OHWM) of the stream.

Stormwater from the site will be conveyed to a stormwater facility to be constructed on the south side of the site before it is discharged via the new outfall pipe into Martha Washington Creek.

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. A NPDES permit from the State of Washington Department of Ecology for construction activities will be required as part of this project. A HPA from the WA Department of Fish and Wildlife; and a permit from the U.S. Corps of Engineers will also be required for this project.

Nexus: MVMC Titles 12, 13 and 15; DOE *Storm Water Management Manual for Western Washington*.

## **3. TRAFFIC**

Impacts: There will be no new net PM peak hour traffic trips from the site following the described construction activities; however, there will be construction related traffic that will occur as this site is developed.

Mitigation Measures: Listed in Section C, the applicant's environmental checklist, as well as compliance with State and Federal regulations

Nexus: MVMC Titles 12, 13 and 15; and MVMC Chapter 14.10 *Concurrency Management*, Chapter 3.40 *Impact Fees*.

## **E. COMMENTS OF REVIEWING DEPARTMENTS**

The proposal has been circulated to City Departmental / Divisional Reviewers for their review. Where applicable, comments received are incorporated into the text of this report as Mitigation Measures or Notes to Applicant.

- Copies of all Review Comments are contained in the Official File.
- Copies of received Review Comments are attached to this report.

### **Washington State Department of Fish and Wildlife, Wendy Cole (AHB):**

Please see email dated April 10, 2014.

### **U.S. Army Corps of Engineers, Erin Legge (PM):**

Please see email dated April 11, 2014.

**ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM MAY 14, 2014 (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, P.O. 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 (360)336-6214. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS. There is a 10 day appeal period.