



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

DATE: May 3, 2016

APPLICATION NAME/NUMBER: PL16-018 Valley 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. Phase 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.

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.

OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed non-project action. Therefore, as permitted under the WAC 197-11-355, the City of Mount Vernon is using the Optional DNS process to give notice that a MDNS is likely to be issued. Comment periods for this proposed action and the proposed MDNS are integrated into a single comment period. There will be no comment period following

the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). 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 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.

Comments on this Notice of Application and Proposed Mitigated Determination of Non-Significance must be submitted, in writing, no later than **4:30 PM May 20, 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 3, 2016

PUBLISHED: May 6, 2016

