



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

DATE: November 5, 2015

APPLICATION NAME/NUMBER: 5 Friends SEPA Review PL15-110

PROJECT DESCRIPTION: The proposal is for the construction of a 13,200 square foot metal building on a roughly 0.99 acre parcel. Approximately 1,500 square feet of the building will be used for office and the rest for storage/warehouse. Approximately 72 percent of the site will be covered with impervious surfaces. In addition to the building, the proposal includes parking for the building, a loading dock, stormwater facilities, and landscaping. The proposal includes approximately 875 cubic yards of cut and 5,000 cubic yards of structural fill.

PROJECT LOCATION: The property is not currently addressed. The Assessor's Parcel Numbers are P29202 and P28611. The site is located south of East Lind Street, west of Railroad Avenue and east of the BNSF railroad right-of-way. The parcel is a portion of Sections 29 and 30, Township 34 North, Range 04 East, W.M.

APPLICANT: Josh Baldwin; 12761 Quantum Ln; Anacortes, WA 98221; (360) 293-0656.

OWNER: 5 Friends LLC, 15541 Bradshaw Rd, Mount Vernon, WA 98273; (425) 745-6226.

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-3614; 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. A storm drainage plan that is consistent with the Stormwater Management Manual for Western Washington, shall be approved by the City prior to commencing the land clearing process.
3. 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.

4. 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.
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. A landscape plan is required.
7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
8. The Tribes have requested that a professional be present for monitoring during excavation.
9. 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 November 24, 2015**. 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: November 5, 2015
PUBLISHED: November 10, 2015

BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY

PROPOSED BUILDING
60 FT X 220 FT
13,200 SF
FINISHED FLOOR ELEVATION = 23.5

LOADING DOCK FG = 20.0

8 FT X 180 FT ROOF INFILTRATION TRENCH

RAILROAD AVENUE

