



## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

**APPLICATION NAME:** PL15-096 Center Hill Village SEPA Review

**PROJECT DESCRIPTION:** The proposal is for the construction of a 3-story mixed use building on an approximately one acre site. The project is phase 2 of a Planned Unit Development (PUD) that was approved in 1998 and includes the Haggens grocery store. The ground floor of the proposed building would have a footprint of 7,350 square feet and include approximately 4,855 square feet of leasable commercial space. It is anticipated that uses could include: a restaurant (drive through is prohibited), small museum, manicure shop, and office. The two upper stories would include 12 one bedroom apartments. Approximately 85 percent of the site will be covered with impervious surfaces. In addition to the building, the proposal includes 43 parking spaces and landscaping. Stormwater facilities for the proposal were constructed with Phase 1 of the PUD. The proposal includes approximately 2,500 cubic yards of cut and 3,000 cubic yards of fill.

**PROJECT LOCATION:** The property is located at 2719 E Division Street. The Assessor's Parcel Number is P27122. The site is located adjacent to the existing Haggens grocery store. The parcel is a portion of Section 21, Township 34 North, Range 04 East, W.M.

**APPLICANT:** Rod Johnston; P.O. Box 5503; Bellingham, WA 98227 (360) 739-6000.

**OWNER:** M&B III LLC 1512 Fairview Street; Bellingham, WA 98229.

**LEAD AGENCY:** Mount Vernon Community & Economic Development 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.

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. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
  5. Construction fencing shall be placed along the entire property line abutting the wetland buffer. The fencing shall be placed prior to any site disturbance and shall remain in place until all construction activities are completed and landscaping is installed.
  6. A landscape plan is required.
  7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
  8. Commercial uses shall be limited to those permitted by the Mount Vernon Zoning Code in the C-4 zone with further limitation that no drive-through or gasoline stations shall be permitted.
  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.

**ENVIRONMENTAL DETERMINATION APPEAL PROCESS:** Appeals of the environmental determination must be filed in writing on or before 4:30 PM on **March 14, 2016** (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 staff 'Contact Person' listed below.

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.

**CONTACT PERSON:** Marianne Manville-Ailles Planning Consultant to Community & Economic Development Department; City of Mount Vernon; P.O. Box 809/910 Cleveland Avenue; Mount Vernon WA 98273; Telephone - 360-336-6214; Fax - 360-336-6283

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this MDNS. There is a 10 day appeal period.

**RESPONSIBLE PERSON:** Bob Hyde, Community & Economic Development Director

**DATE** \_\_\_\_\_ **SIGNATURE** \_\_\_\_\_

**ISSUED:** February 29, 2016  
**PUBLISHED:** March 3, 2016