



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

DATE: February 1, 2016

APPLICATION NAME/NUMBER: 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.

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):

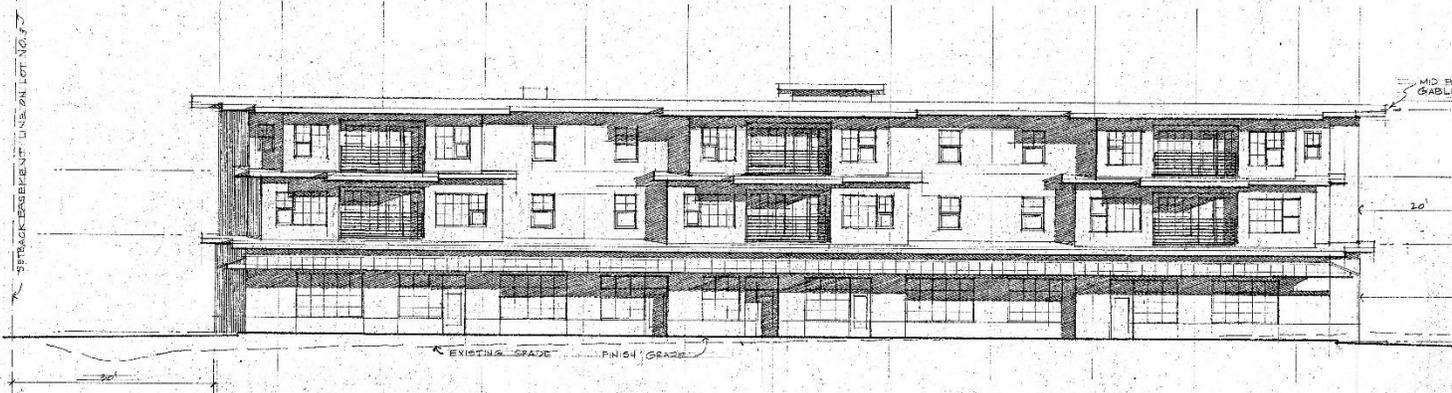
1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.
2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other 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. 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. The parking areas of the commercial uses will be landscaped and bermed to prevent headlights from shining on adjacent properties.
 9. Henley Street will be completed to its full width.
 10. 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.
 11. The location and design of the structure shall encourage convenient pedestrian access through the site to the Hagen store and to the on-site pedestrian system. This can be achieved by the widened sidewalk shown on the attached site plan.
 12. 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.

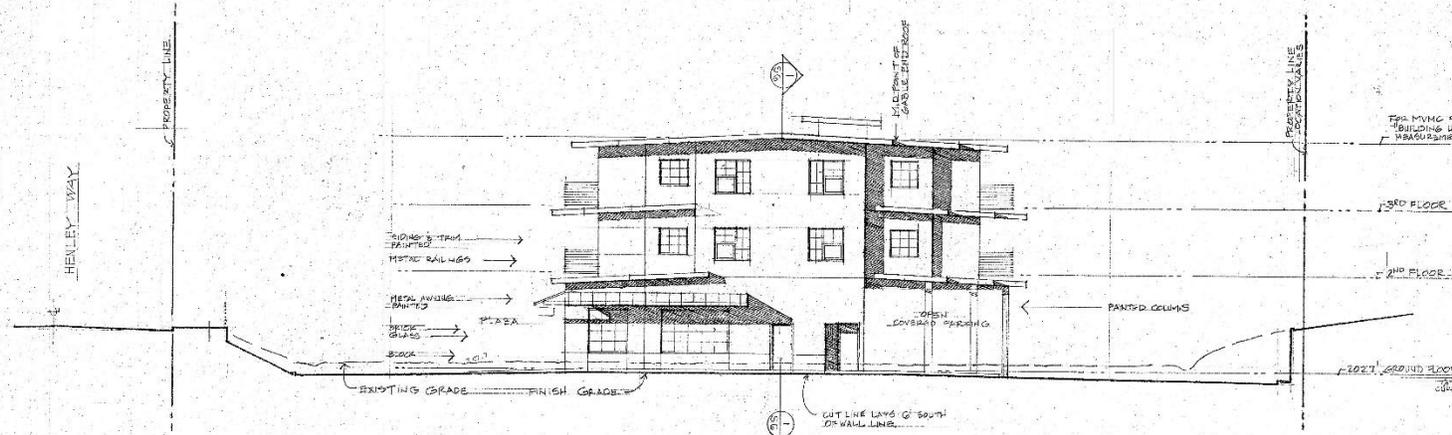
Comments on this Notice of Application and Proposed Mitigated Determination of Non-Significance must be submitted, in writing, no later than **4:30 PM February 18, 2016**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it 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: February 1, 2016
PUBLISHED: February 4, 2016

STRAK PROBEANT LINE ON LOT NO. 177



1 WEST ELEVATION
V.A. 1-1-01



2 SOUTH ELEVATION
V.A. 1-1-01