



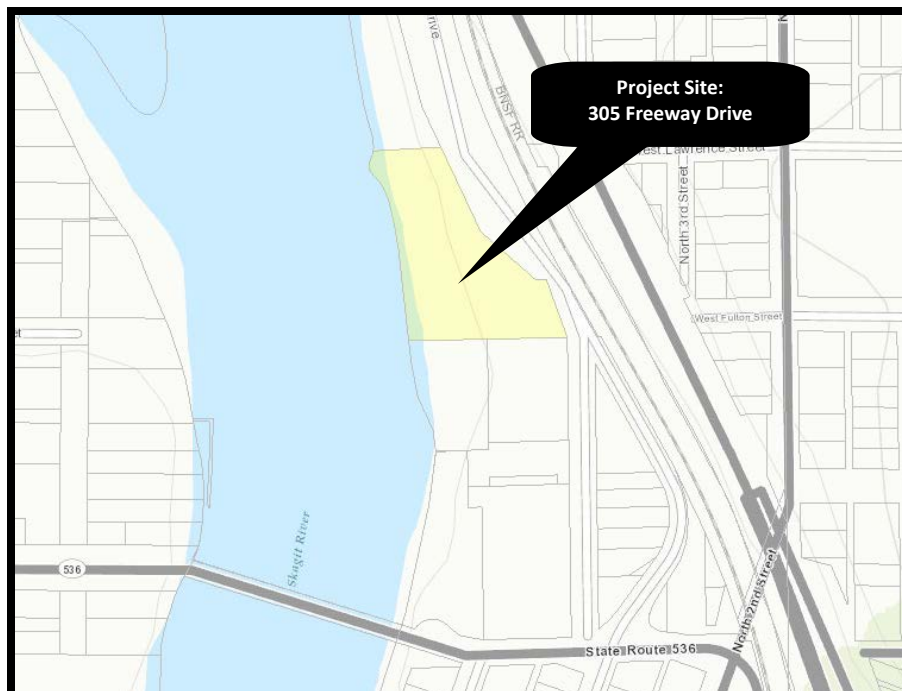
## FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS) & NOTICE OF DECISION FOR SHORELINE PERMIT

**APPLICATION NAME/CITY FILE NO:** Blade RV Shoreline Permit, PL16-137

**PROJECT DESCRIPTION:** The applicant wishes to rebuild one building and add a covered area (lean-to) to another building on a 2.32± acre commercial site used for repair and maintenance of recreational vehicles (RVs). Specifically, proposed is the demolition of a 2,400± s.f. wood frame pole building and reconstructing it with a 2,700± s.f. pre-fabricated metal building in nearly the same footprint. A 1,760± s.f. covered service bay with open sides (no walls) is also proposed as an addition to an existing retail building on the project site. The project site is located within the Urban Mixed-Use Shoreline Designation. The project will be located landward of the ordinary high water mark (OHWM). No work will be conducted below the ordinary high water mark; and no work will be conducted waterward of the existing levee. The project complies with the standards required per the Shoreline Management Master Program.

The project site is adjacent to the Skagit River. The wood frame pole building that will be demolished and reconstructed will continue to be 37± feet from the back of the existing floodwall. The 300± s.f. addition to this structure is being added on the east side of this structure such that the shoreline setback for this structure is not changing. The new covered service bay will be 154± feet from the back of the existing floodwall. Approximately 90 cubic yards of material will be excavated for site development.

**LOCATION:** The project site has an address of 305 Freeway Drive, and the Skagit County Assessor describes the subject site as parcel P26644. Generally speaking, the site is located on the west side of Interstate-5, north of State Route 536 with the Skagit River abutting the west side of the site. The map below identifies the general site area for illustrative purposes only.



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**OWNER:**

3M Finance & Leasing, LLC  
1100 Freeway Drive  
Mount Vernon, WA 98273

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**CONTACT:**

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**LEAD AGENCY:** Mount Vernon Development Services 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. Our agency will not require any additional mitigation measures under SEPA.

**ENVIRONMENTAL DETERMINATION APPEAL PROCESS:** Appeals of the environmental determination must be filed in writing on or before 5 PM on **March 8, 2017** (10 days from the date of issuance). 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, (306)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.

**City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on 'Departments' then 'Community & Economic Development' then 'Community Development' then 'News Notices' and then click on the project name and number in the table.**

**RESPONSIBLE PERSON:** Rebecca Lowell, Senior Planner



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**SIGNATURE**

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February 27, 2017**DATE**

**ISSUED:** February 27, 2017

**PUBLISHED:** February 28, 2017

**SENT TO:** SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE