



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

**APPLICANT & APPLICATION NAME/NUMBER:** Harbor Freight Site Plan Review and SEPA Process, PL17-035

**PROJECT DESCRIPTION:** the applicant plans on demolishing an approximate 16,000± square foot commercial building located on the subject site that will be followed by the construction of a new 15,000± s.f. pre-fabricated steel commercial building that will be 22 feet in height for a Harbor Freight Hardware Tools store. An estimated 25 full-and-part time jobs will be created.

This site is located within a regulated floodplain within a flood zone A21. Approximately 270± cubic yards of material will be exported from the site and approximately 2,400± cubic yards of material will be imported for site development. Utilities will be extended throughout the site including: new 8-inch sanitary and storm sewers, a 4-inch water line for fire service, along with natural gas, power, and communications lines.

Site access will remain similar to what is existing on the subject site with two access points along Pacific Place and one along Hoag Road. The applicant will create 67 parking spots to be used by customers of the future building and will install landscaping within the new parking areas and around the site frontage on the approximate south half of the site.

**PROJECT LOCATION:** The approximate 3.2± acre site has an address of 2400 Riverside Drive. Riverside Drive forms the west property boundary, Hoag Road the north and Pacific Place the south boundaries. The Skagit County Assessor describes the subject site as parcel: P25918 that is located within a portion of the NW ¼ of Section 17, Township 34 North, Range 04 East, W.M.

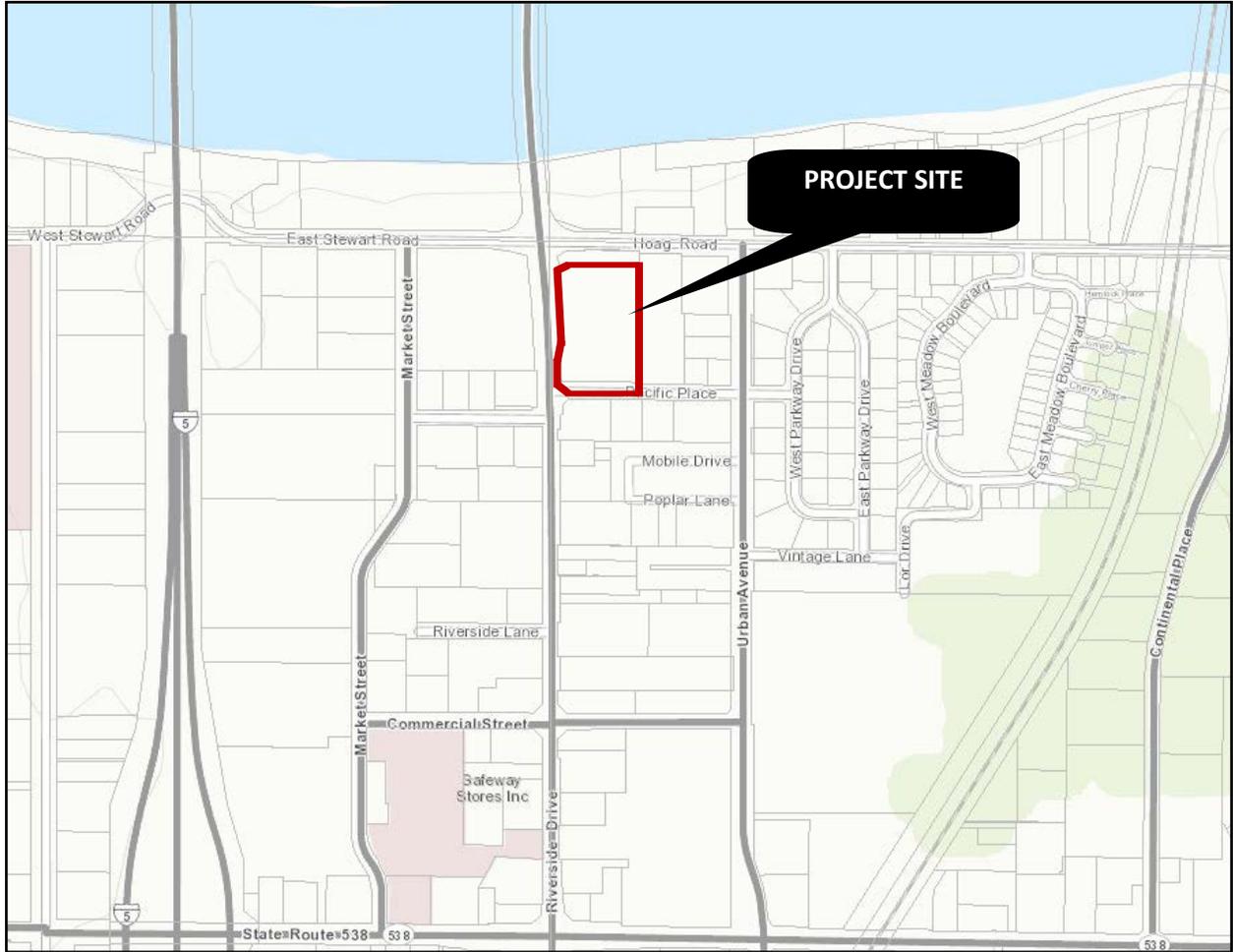
Please see the vicinity maps on the following page.

<b>APPLICANT:</b>	<b>PROPERTY OWNER:</b>	<b>CONTACT PERSON:</b>
Harbor Freight Tools Contact: Miguel Don	Hinton Family LLC Contact: Greg Hinton	DCI Engineers Contact: Darren Simpson, P.E.
26541 Agoura Road Calabasas, CA 91302	18105 NE 23 <sup>rd</sup> Street Redmond, WA 98052	818 Stewart Street #1000 Seattle, WA 98101 (206) 332-1900

**STAFF CONTACT:**

Rebecca Lowell, Senior Planner  
Development Services Department  
City of Mount Vernon  
910 Cleveland Avenue, Mount Vernon WA 98273  
Telephone - 360-336-6214; Facsimile - 360-336-6283

The site boundaries are generally depicted on the following maps:



**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 project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional MDNS process to give notice that a MDNS is likely to be issued. Comment periods for the project 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.

<b>DETAILS:</b>			
<b>Permit Application Date:</b>	March 21, 2017	<b>Counter &amp; Technically Complete:</b>	March 27, 2017
<b>Permits/Review Requested:</b>	Site Plan Approval, Traffic Concurrency, SEPA, Demolition, Building, Fill & Grade, Floodplain, and Right-of-Way Permits	<b>Other Permits that may be Required:</b>	None Known

<b>CONSISTENCY OVERVIEW:</b>			
<b>Zoning:</b>	General Commercial (C-2)	<b>Comprehensive Plan:</b>	Retail Malls / General Commercial (RM/GC)
<b>Environmental Documents that Evaluate the Proposed Project:</b>	Storm Drainage Technical Report dated March 6, 2017 from DCI Engineers; Completed SEPA Checklist completed 03.17.2017; Geotechnical Investigation dated 09.08.2016 from PSI, Inc.; ALTA Survey; Site Plans; and Traffic Concurrency Review dated 03.06.2017 from Transportation Solutions, Inc.		
<b>Development Regulations Used for Project Mitigation:</b>	The project is subject to the City's SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.		

**CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:**

1. A truck route plan for the construction phase of the project that outlines times and days of the week shall be submitted for review and approval by the City prior to the issuance of any construction related permits. Truck trips during the construction phase of the project could be limited during the a.m. and p.m. peak hours to mitigate traffic impacts.
2. Lighting utilized shall be directed downward and away from adjacent properties to minimize light impacts.
3. 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 the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on April 12, 2017**. Comments should be as specific as possible. Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

**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 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.**

**ISSUED:** March 27, 2017

**PUBLISHED:** March 30, 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