



NOTICE OF APPLICATION &

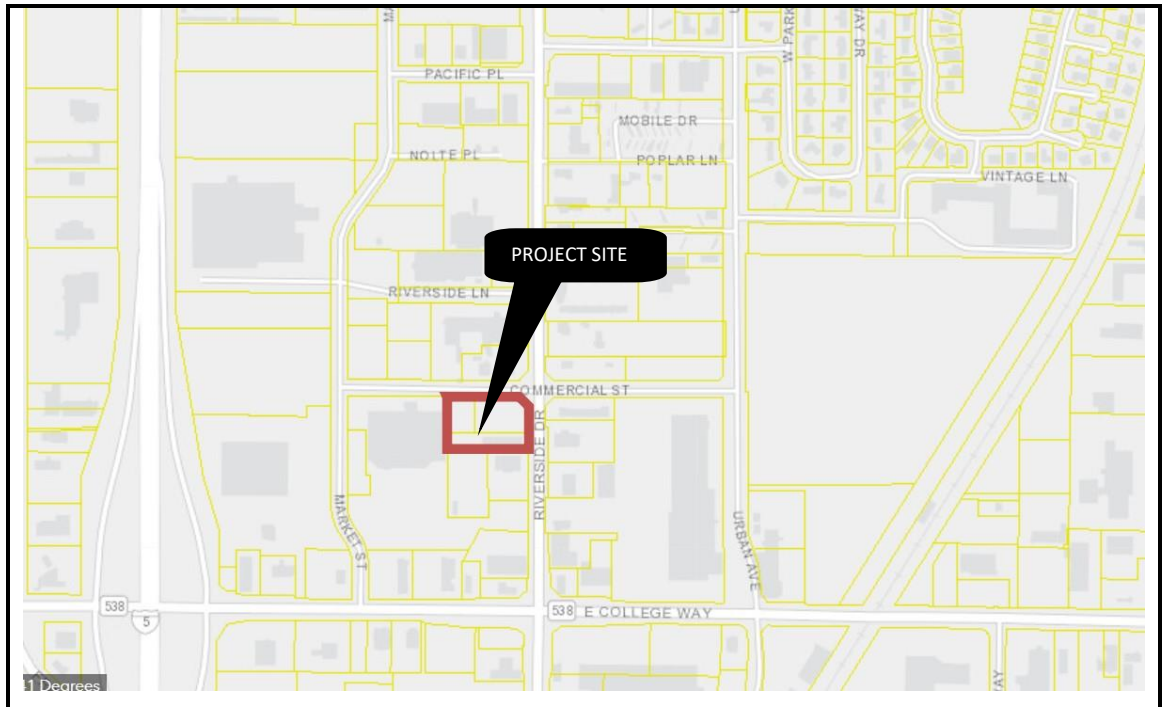
PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

APPLICATION ID: 1835 Riverside Drive Site Plan review SEPA Process, PL19-005

PROJECT DESCRIPTION: The proposal is a two phased project. Phase 1 is the pre-loading of the site in preparation for construction. The pre-loading phase will consist of 400 cubic yards of excavation and 1,200 cubic yards of fill. Phase 2 is the construction of an 8,500 square foot commercial building with associated utilities and a driveway on the west side of the new building connecting to Commercial Street.

PROJECT LOCATION: The project site is addressed as 1835 Riverside Drive and is identified by the Skagit County Assessor as parcels P104774, P26188, and P26267 that are located within the NE ¼ of Section 18, Township 34 North, Range 04 East, W.M.

The exhibit map below illustrates the project site.



APPLICANT & PROPERTY OWNER:
J.P. Slagle
Freeland & Associates, INC.
220 West Champion Street; Suite 200
Bellingham, WA 98225

PROPERTY OWNER:
Eddie Hansen
E & R Management
2351 Northshore Road
Bellingham, WA 98226

CITY STAFF CONTACT:
Development Services Department
Marianne Manville-Ailles, Planning Consultant
910 Cleveland Ave
Mount Vernon, WA 98273
Telephone - 360-336-6214

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.

DETAILS:

Permit Application Date: January 4, 2019	Incomplete Notice: January 15, 2019	Counter Complete: January 4, 2019	Technically Complete: February 14, 2019
Permits/Review Requested: SEPA, Site Plan Approval, and Traffic Concurrency.		Other City Permits that may be Required: Building, Fill & Grade, Floodplain, and Right-of-Way Permits	

CONSISTENCY OVERVIEW:

Zoning:	General Commercial (C-2)
Comprehensive Plan:	Retail Malls and General Commercial (RM/GC)
Environmental Documents that Evaluate the Proposed Project:	SEPA Checklist dated March 18, 2019; Stormwater Site Plan dated December 2018 prepared by Freeland & Associates, Inc.; Geotechnical Report dated December 5, 2018 prepared by GeoEngineers; Cultural Resources Survey dated March 13, 2019 prepared by Drayton Archaeology; Freeland & Associates parking analysis (not dated); TSI Transportation Concurrency Review dated April 3 2019; City of Mount Vernon Staff Parking Analysis Memo dated April 17, 2019; and site plans.
Development Regulations Used for Project Mitigation:	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. Install 2 evenly spaced monitoring plates on prepared fill surface prior to placing pre-load fill.
2. Initial readings of settlement plates will be taken before and immediately after pre-load placement. Weekly readings will be taken for the duration of the pre-load period.
3. Protection of the settlement plates and measuring rods is critical. The contractor will need to exercise care to avoid damaging the rods.
4. Downspouts must be tight lined away from foundation.
5. Existing soils have high susceptibility to erosion when disturbed. Temporary erosion and sedimentation control are important. Best management practices must be incorporated as appropriate.
6. After stripping soils must be evaluated for structural suitability. If they are not suitable, over excavation and imports of structural fill may be required.
7. Permanent fill slopes are limited to 2H:1V.
8. The existing on-site soils are moisture sensitive and may become muddy during wet weather. Earthwork should be planned for drier summer months. In the event this is not practical, wet weather construction is subject to the following conditions:
 - a. Construction activities be scheduled so that the length of time that the soils are left exposed to moisture is reduced to the extent practical and limit the size of areas that are stripped of topsoil or asphalt pavement and left exposed.
 - b. The ground surface in and around the work area be sloped so that surface water is directed to a sump or discharge location. The ground surface be graded such that areas of ponded water do not develop.
 - c. Temporary sumps could be used to prevent water from ponding and damaging exposed subgrades in excavations.
 - d. The site soils should not be left uncompacted and exposed to moisture. Sealing the surficial soils by rolling with a smooth-drum roller prior to periods of precipitation will reduce the extent to which these soils become wet or unstable.
 - e. Limit construction traffic over unprotected soil and limit the size and type of construction equipment used.
9. Outdoor lighting must be shielded and directed downward.
10. Signage must be added to the parking lot indicating that additional parking is available in the adjacent Safeway Parking lot. Shared parking is subject to the provisions of the shared parking agreement.
11. 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 must be submitted, in writing, no later than **May 6, 2019**. Comments should be as specific as possible and include; your full name, your mailing address, and the name of the proposal you are commenting on. Comments are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

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; once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

ISSUED: April 18, 2019

PUBLISHED: April 22, 2019

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