



**CITY OF MOUNT VERNON
FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

DATE: May 23, 2019

APPLICATION ID: 1835 Riverside SEPA Review 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.

PROPERTY OWNER: Eddie Hansen E & R Management 2351 Northshore Road Bellingham, WA 98226	APPLICANT: J.P. Slagle Freeland & Associates, INC. 220 West Champion Street; Suite 200 Bellingham, WA 98225	CITY STAFF CONTACT: Development Services Department Marianne Manville-Ailles, Planning Consultant 910 Cleveland Ave Mount Vernon, WA 98273 Telephone - 360-336-6214
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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.

CONDITIONS NECESSARY 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.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 5:00 PM on **June 6, 2019** (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, 910 Cleveland Ave, 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 above.

RESPONSIBLE PERSON Rebecca Lowell, Senior Planner

5-23-2019

SIGNATURE

DATE

ISSUED: May 23, 2019

PUBLISHED: May 28, 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