



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

APPLICATION NAME & NUMBER: 7-11 SEPA Site Plan review – PLAN19-0027 & PLAN19-0028

PROJECT DESCRIPTION: The proposal is the construction of an approximately 3,010 square foot convenience store with a fuel canopy (up to 8 fueling positions) and two 20,000-gallon underground fuel storage tanks on a 0.99 acre parcel. The fuel storage tanks will be roughly 15 feet deep and will require an anchoring system to prevent upheaval from buoyancy forces resulting from high ground water conditions at the site. Site improvements will include 13 parking stalls and sidewalks to connect to the existing Freeway Drive sidewalks. The site is located within the 100-year floodplain and the project will require approximately 3,798 cubic yards of fill to elevate the building above the base flood elevation.

PROJECT LOCATION: The proposal is located at 2021 Freeway Drive. It is identified by the Skagit County Assessor as parcel P131203 and is located within a portion of Section 18 Township 34 N, Range 04 E, W.M. The exhibit maps below illustrate the location of the project site and the proposed site plan.

APPLICANT:

White Leisure Development Company
Attn: Ken Lenz
8385 Emerald Street
Boise, ID 83704

PROPERTY OWNER:

Watson Property
Attn: Brad Watson
108 Gilkey Rd.
Burlington, WA 98233

CONTACT PERSON

Pacland-Seattle
Attn: Travis Cheshire
1505 Westlake Ave N; Suite 305
Seattle, WA 98109

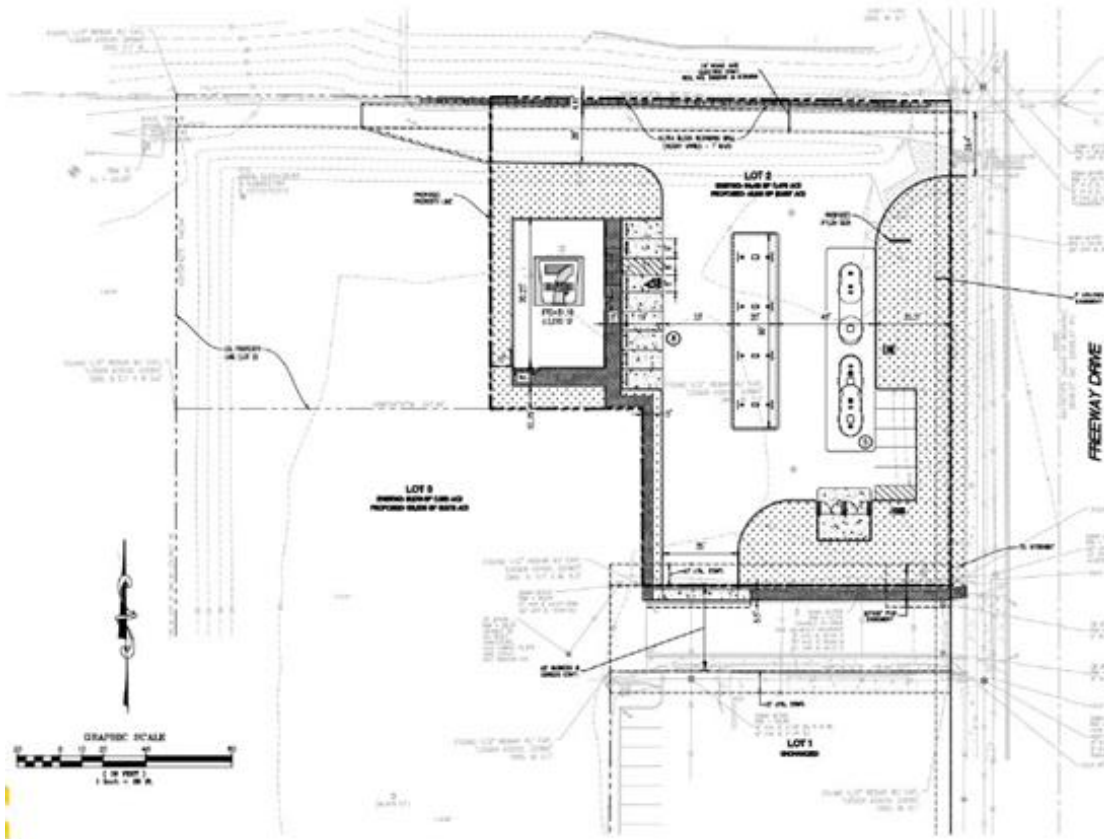
STAFF CONTACT:

Marianne Manville-Ailles, Planning Consultant
Development Services Department
City of Mount Vernon
910 Cleveland Avenue, 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.



Vicinity Map



Site Plan

DETAILS:

| | | | |
|--|---|--------------------------|-------------------|
| Permit Application Date: | February 13, 2019 | Counter Complete: | February 13, 2019 |
| Technically Complete: | April 3, 2019 | | |
| Permits/Review Requested: | SEPA Review; Site Plan Review | | |
| Other Permits that may be Required: | Boundary Line Adjustment, Fill and Grade; Building Permit | | |

CONSISTENCY OVERVIEW:

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|--|---|----------------------------|-----------------------------------|
| Zoning: | C-2 | Comprehensive Plan: | Retail Malls & General Commercial |
| Environmental Documents that Evaluate the Proposed Project: | SEPA Checklist; Geotechnical report prepared by Zipper Geo Associates 12-14-2018; Phase I and II Environmental Site Assessment prepared by Zipper Geo Associates 9-24-2018 and 10-19-2018; Archaeological Monitoring and Treatment Plan prepared by ASM Affiliates 4-2019; radio Frequency Analysis prepared by Hatfield & Dawson 12-2018; Wetland Reconnaissance prepared by Altman Oliver Associates, Inc. 12-2018. | | |
| 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. Stone columns (rammed aggregate piers) will be use to mitigate against soil static settlement and seismically induced liquefaction.
2. Appropriate BMPs to limit erosion must be included in the stormwater pollution prevention plan that will be prepared for the construction of the facilities.
3. The site will be watered during construction to minimize dust.
4. The fueling station will comply with all federal, state and local air quality regulations.
5. Stage I and II vapor recovery will collect gasoline vapors associated with fueling activities.
6. The building finished floor must be one foot above Base Flood Elevation (BFE).
7. The project must incorporate water quality and oil control facilities.
8. Appropriate BMPs to limit impacts to water quality must be included in the stormwater pollution prevention plan that will be prepared for the construction of the facilities.
9. Appropriate workplace training and contingency plans will be implemented for work around fueling facilities.
10. Light and glare impacts will be mitigated through fixture placement and shielding to minimize light trespass.
11. The proposal is within a high risk area for cultural resources based on the Department of Archeology and Historic Preservation (DAHP) probability model. The applicant has chosen to conduct archaeological monitoring of construction excavation under a DAHP approved monitoring and treatment plan. The plan has been submitted and is subject to review and approval by DAHP. The applicant must provide documentation from DAHP as to the adequacy of the plan.
12. A copy of the approved monitoring plan and unanticipated discovery plan must be provided to all contractors performing ground disturbing activities and copies must be kept on site at all times.
13. 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 **July 12, 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.

PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL. Comments submitted on paper are required to be mailed or delivered to the Development Services Department at the address listed above. 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: June 25, 2019

PUBLISHED: June 28, 2019

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SEPA REGISTER, SEPA UNIT, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICT, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES