

## MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

PROJECT DESCRIPTION: Binding Site Plan Land Division Application PL01-0518 for the subdivision of approximately 7.94 acres into five (5) commercially developable lots and Tract "A", which is not a separate building lot. The proposed project includes the placement of approximately 8,000 cubic yards of fill material and the excavation of approximately 1,350 cubic yards of material. Excavation, fill and grading, will be required to construct the private access roadway and includes up to three bridge section, or culvert, crossings along with utilities to all lots. The proposal will include water line crossings for pipe up to and including 12" in diameter and sewer line crossings up to and including a line 8" in diameter. The proposed project is located within an area designated as Commercial/Light Industrial within the Mount Vernon Urban Growth Area as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000.

PROPONENT: Paul Hagman, 1601 William Way, Mount Vernon, WA. 98273.

PROJECT LOCATION: The portion of the site located south of Mount Vernon City Limits on the south side of Anderson Road, east of Interstate 5, at 1224 Anderson Road within a portion of Section 32, Township 34 N, Range 4, East W.M., Skagit County, Washington.

LEAD AGENCY: Skagit County Planning and Permit Center.

The lead agency for this proposal has determined that it does not have a probable significant 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. This information is available to the public on request. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 14.12. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Department of Public Works, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Drainage/Erosion/Sedimentation Control Ordinance. Said measures shall remain in place until completion of the project.
2. The applicant shall comply with Northwest Air Pollution Authority requirements.
3. The applicant shall comply with the provisions of Chapter 14.32 of the Skagit County Code, the Skagit County Drainage, Water, Sedimentation Control Ordinance, as it relates to increased runoff resulting from additional impervious surfaces.
4. The applicant shall comply with Fire Code Standards.
5. An engineered soils compaction report shall be required for all structures placed on fill material.
6. The applicant shall comply with all relevant provisions of Skagit County Code Section 14.24 (Critical Areas Ordinance).
7. Financial Assurance for implementation and monitoring of the



