

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And Notice of Decision
File # PL03-0096

PROJECT DESCRIPTION: Notice is hereby given that on March 18, 2003 Skagit County approves PL03-0096, an independent State Environmental Policy Act (SEPA) checklist review for the construction of a 13,000 square foot structure to be used as office space and garage area for the storage of personal vehicles on a 3 acre parcel. Phase two of the proposed project includes the construction of approximately 15,000 square feet of office and storage area for lease to a future tenant. The project proposal will involve the placement of approximately 10,000 cubic yards of material and the excavation of approximately 4,800 cubic yards of material. The proposed project is located within an area designated as Commercial/light Industrial (C/LI) within the Urban Growth Area for the City of Mount Vernon as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000.

PROPONENT: Watson Properties LLC, c/o Ed Watson, 400 Gilkey Road, Burlington, WA. 98233. Contact person: Carletti Architects, c/o Peter Carletti, 1404 E. College Way, Suite 103, Mount Vernon, WA. 98273.

PROJECT LOCATION: The proposed project is located along the north side of Hickox Road, approximately 1/5 of a mile east of the intersection of Cedardale Road and Hickox Road, at 1215 E. Hickox Road, Mount Vernon, within a portion of Section 32, Township 34 North, 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 and/or the City of Mount Vernon, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures. Said measures shall remain in place until completion of the project.
2. The applicant shall comply with Northwest Air Pollution Authority requirements.
3. An engineered soils compaction report shall be required for all structures placed on fill material.
4. The applicant shall comply with all relevant provisions of

14.24 (Skagit County Critical Areas Ordinance).

5. The applicant shall comply with the City of Mount Vernon Fire Code requirements.
6. The applicant shall comply with the city of Mount Vernon Development Standards.

This MDNS is issued under WAC 197-11-350(2). The lead agency will not act on this proposal for 15 days from the date of publication.

Comments must be submitted by 4-4-03

You May appeal this threshold determination in accordance with Skagit County Code 14.12 and 14.06 and then by filing such with the Skagit County Planning and Permit Center for service to the SEPA responsible official within fourteen (14) calendar days after the end date of the threshold determination comment period.

Appeals must be submitted no later than 4-18-03.

RESPONSIBLE OFFICIAL: Interim Planning Director
CONTACT PERSON: Brandon Black, Associate Planner
ADDRESS: 200 W. Washington Street, Mount Vernon, WA 98273.
PHONE: (360) 336-9410

Date 3-18-03 Signature Brandon Black_____
for Gary Christensen

cc: WDOE, Public Works, NWAPA, Fire Marshal, WSDF&W, City of Mount Vernon, Skagit Systems Coop, Dike District #3, Drainage District #17, Carletti Architects, Applicant

Please Publish: 3-20-03