



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

**APPLICATION NAME & NUMBER:** Tom Little South Mount Vernon Commercial Center SEPA (PLAN19-0154),

**PROJECT DESCRIPTION:** The proposal seeks to redevelop a parcel to construct a 57,500 square foot commercial building and associated site improvements. The proponents intend to develop the area in two phases. Phase I will include site preparation and utility improvements. Phase II will involve construction of the building itself along with loading docks and pedestrian walkways. The site is located within the 100-year floodplain and designated as an A02 flood zone. No wetlands, streams, or critical area buffers were identified on the project site.

The Cedardale Road right-of-way adjoining the project will require widening. Frontage improvements including curb, gutter, sidewalk, catch basins, and 12" diameter storm pipe may be required to Hickox Road. An estimated 700 linear feet of up to 12-inch water main will need to be upgraded in Hickox Road. An estimated 7,900 cubic yards (cy) of material will be cut and an estimated 29,000 cy of material will be imported for structural fill. In addition to the fill, an estimated 4,100 cubic yards of crushed rock and asphalt will be used to complete the surfacing on-site.

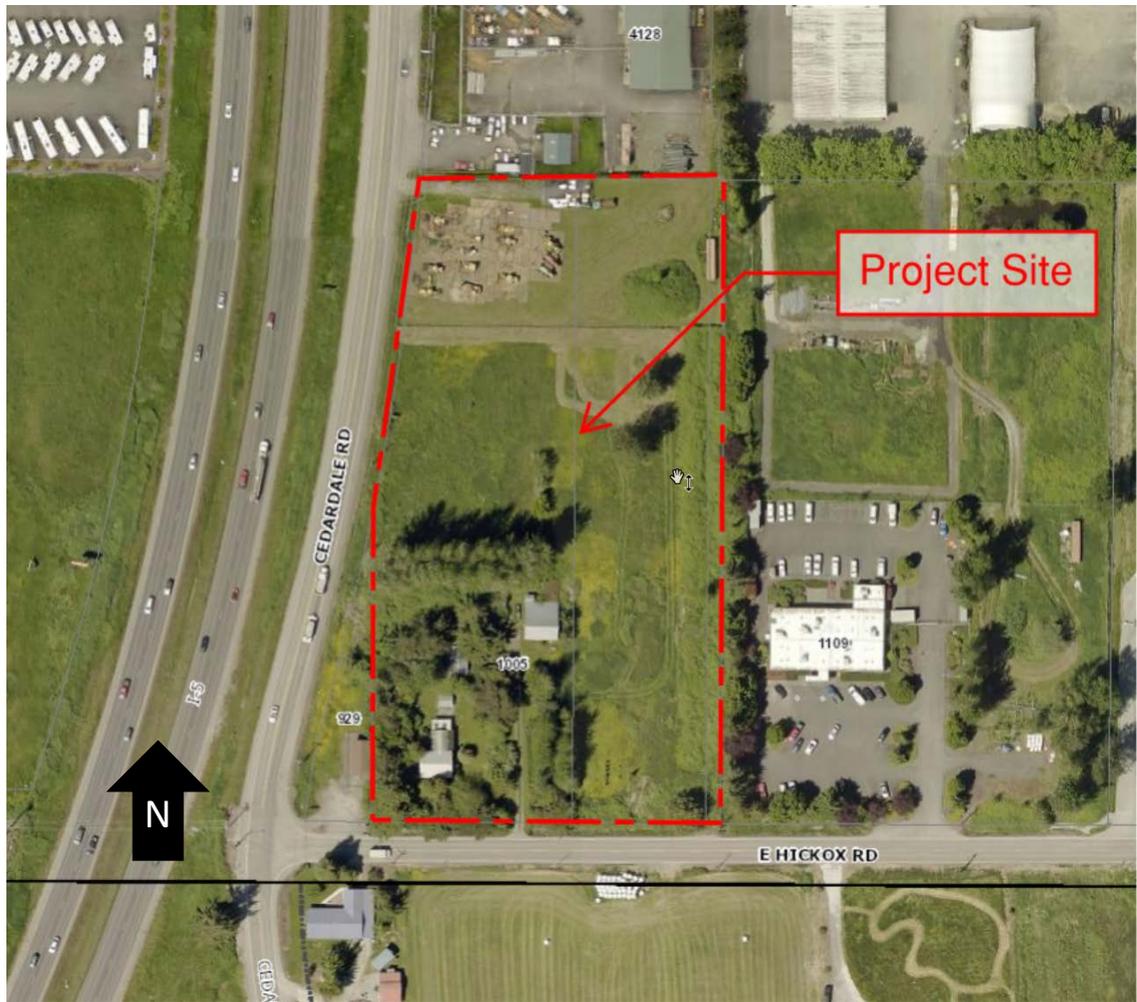
**PROJECT LOCATION:** The project site is addressed as 1005 E Hickox road and is identified by the Skagit County Assessor as parcels P29588, P29364, and a portion of P29353 that are located within the SW ¼ of Section 32, Township 34 North, Range 04 East, W.M.. The attached aerial photo identifies the location of the project site.

**APPLICANT:**  
Ravnik & Associates  
PO Box 361  
Burlington, WA 98233

**PROPERTY OWNER:**  
Thomas Little  
101 N Sunset Dr.  
Camano Island, WA 98282

**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.



**DETAILS:**

<b>Permit Application Date:</b>	August 7, 2019	<b>Counter Complete:</b>	August 7, 2019
<b>Technically Complete:</b>	August 23, 2019		
<b>Permits/Review Requested:</b>	SEPA (PLAN19-0154), Traffic Concurrency (ENGR19-0289), Floodplain Development (BLDG19-0672)		
<b>Other Permits that may be Required:</b>	Fill and Grade Permit, Right-of-Way Permit, Stormwater Permit from the State Department of Ecology (DOE), Site Plan Approval, Building Permit, Plumbing/Mechanical Permits, Fire & Life Safety Permits, Electrical Permits (through Labor & Industries)		

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	Commercial Limited Industrial (C-L)	<b>Comprehensive Plan:</b>	Commercial Limited Industrial (C-L)
<b>Environmental Documents that Evaluate the Proposed Project:</b>	Critical Areas Report prepared by Essency Environmental LLC; Preliminary Drainage Report prepared by Ravnik & Associates; Geotechnical Engineering Investigation and Report prepared by Geotest; Preliminary Site Plan prepared by Ravnik & Associates; SEPA Checklist		

**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. 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.
2. The applicant shall submit a completed Biological Opinion Checklist to the satisfaction of the Development Services Department documenting that the project does not have an adverse effect on endangered species or their critical habitat prior to any permits authorizing land disturbing activities being issued.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **October 24, 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](http://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:** October 7, 2019  
**PUBLISHED:** October 10, 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