

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

APPLICATION ID: Eaglemont Phase III-C Land Clearing & SEPA—PL18-054

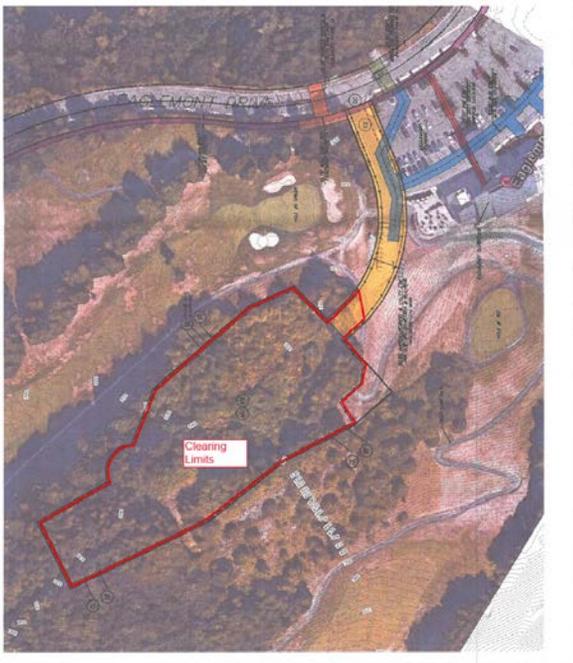
PROJECT DESCRIPTION: The proposal is to clear the subject property in preparation for the construction of 20 single family homes, a public access road, and utilities required to serve a residential development. The site is approximately 3.72 acres in size. It includes no wetlands, water bodies or other critical areas. The property is Phase III-C of the Eaglemont community.

The applicant is proposing to clear all of the trees within the limits shown below. No grading activities are proposed at this time. The perimeter of the area to be cleared will be identified with fencing and the cleared area will be mulched as needed to ensure protection from erosion.

The proposed clearing is anticipated to begin upon issuance of the clearing permit and continue through September 2018.

PROJECT LOCATION: The project site is located within the Eaglemont Master Plan Development, is identified by the Skagit County Assessor as parcel P133779 and is located within the SE ¼ of Section 27, Township 34 North, Range 04 East, W.M.

The exhibit map below illustrates the location of the project site.



APPLICANT: David Evans & Associates Contact: Dominic Zaccardi 1620 W. Marine Drive; Ste 200 Bellingham, WA 98201 (425) 405-1507	PROPERTY OWNER: Polyfield Summit, LLC. 4800 Eaglemont Dr. Mount Vernon, WA 98274 (360) 661-5819	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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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:			
Permit Application Date:	March 15, 2018	Technically Complete:	May 8, 2018
Permits/Review Requested:	Land Clearing and SEPA.		
CONSISTENCY OVERVIEW:			
Zoning:	R-A PUD Residential Agriculture with PUD overlay	Comprehensive Plan:	SF-MED Single Family Medium
Environmental Documents that Evaluate the Proposed Project:	SEPA Checklist dated March 14, 2018, Critical area Determination for Eaglemont prepared by Wetland Resources and dated January 22, 2018; Geotechnical Investigation prepared by MTC and dated December 15, 2018		
Development Regulations Used for Project Mitigation:	The project is subject to the City's Land Clearing Code, SEPA Code, the Comprehensive Plan, 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.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on June 25, 2018**. Comments should be as specific as possible. 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 7, 2018
PUBLISHED:	June 11, 2018
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