

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

APPLICATION ID: Dimensional Communications Expansion, Site Plan, Critical Areas, and SEPA Process, PL18-088

PROJECT DESCRIPTION: Proposed is the construction of an approximate 10,000 s.f. office/manufacturing building on the south side of the existing Dimensional Communications building, 13 parking stalls, drive lanes, and landscape areas. These improvements require the relocation of a portion of Maddox Creek. The relocation entails filling 500 linear feet of stream and creation of a new 900 linear foot stream channel. Also proposed is the construction of a bridge over Flowers Creek, existing wetlands will be disturbed.

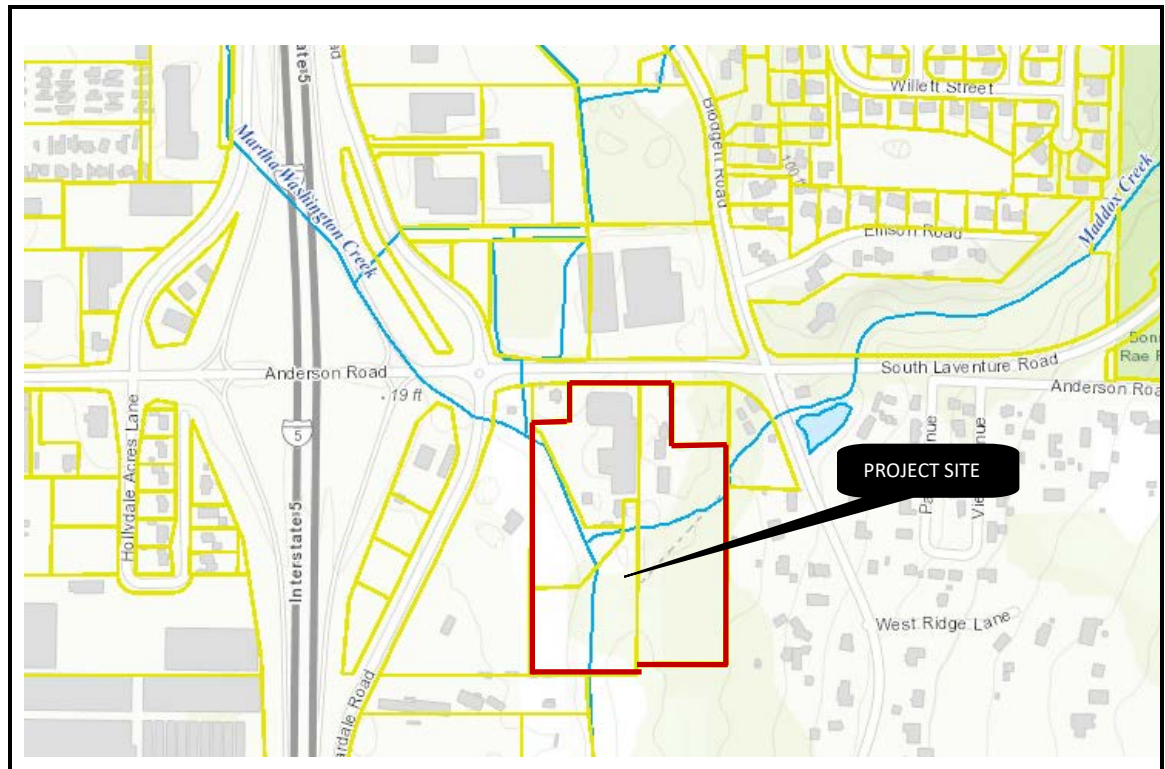
Material will be exported and imported for site development. Specifically, an estimated 5,500 cubic yards (cy) of material will be exported and an estimated 8,000 cy of material will be imported.

This project will install 190 linear feet (lf) of 12-inch potable water line and 435 lf of 12-inch storm sewer conveyance pipe that will discharge stormwater into an existing detention facility that will be modified releasing stormwater into Flowers Creek.

This proposal will impact both Maddox and Flowers Creeks (both are fish bearing streams), three wetlands, and the project site is located within a FEMA regulated floodplain.

PROJECT LOCATION: The project site is addressed as 1220 and 1314 Anderson Road, is identified by the Skagit County Assessor as parcels P128692, P128693, P128694, P121398, and P29611 that are located within the NW ¼ of Section 32, Township 34 North, Range 04 East, W.M.

The exhibit map below illustrates the project site.



APPLICANT & PROPERTY OWNER:

Dimensional Communications Inc.
 Attention: Mr. Paul Hagman
 1220 Anderson Road
 Mount Vernon, WA 98273
 (360) 424-6164

PROPERTY OWNER:

Sundance Energy
 Attention: Lawrence Felzer
 1314 Anderson Road
 Mount Vernon, WA 98274

CITY STAFF CONTACT:

Development Services Department
 Rebecca Lowell, Principal Planner
 910 Cleveland Ave
 Mount Vernon, WA 98273
 Telephone - 360-336-6214; Facsimile - 360-336-6283

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:	May 17, 2018	Counter & Technically Complete:	May 21, 2018 (counter complete) June 18, 2018 (technically complete)
Permits/Review Requested:	Site Plan Approval, Traffic Concurrency, SEPA, Demolition, Building, Critical Area, Fill & Grade, Floodplain, and Right-of-Way Permits. Other City Permits that may be Required: None Known.		

CONSISTENCY OVERVIEW:

Zoning:	Commercial-Limited Industrial (C-L), Community Commercial (C-3), and the portion of the site located within Skagit County's jurisdiction is designated by the County as Rural Reserve (RRv)
Comprehensive Plan:	Commercial-Limited Industrial (C-L), Community Retail (CR), and the portion of the site located within the City's UGA is designated by the City as Single-Family Medium Density
Environmental Documents that Evaluate the Proposed Project:	SEPA Checklist dated June 20, 2018, Habitat Assessment FEMA Floodplain dated November 10, 2018 prepared by PC&R, Critical Area Assessment Report with Biological Evaluation and Mitigation Plan dated June 2017 prepared by PC&R, Cultural Resources Review dated April 27, 2018 prepared by Drayton Archaeology, Transportation Concurrency dated May 31, 2018 prepared by TSI, Drainage Report dated April 5, 2018 prepared by Northwest Datum and Design, Inc., civil plans, and site plans.
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.
3. The proposed work within the identified streams, wetlands, and their associated buffers shall comply with all of the following conditions:
 - a. The City's consultant biologist shall monitor this work and shall submit reports documenting the progress and completion of these activities to the City.

- b. The biologist monitoring this work is responsible for ensuring construction activities do not result in adverse impacts to critical areas and their associated buffers. As such, if while monitoring construction activities the biologist deems it necessary to have the applicant install or implement additional mitigation measures to protect the functions and values of the stream the applicant shall be responsible for completing these requests in a timely manner.
- c. The applicant shall be responsible for all costs associated with this work.

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 July 12, 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 26, 2018

PUBLISHED: June 27, 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