

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

**APPLICATION ID:** Little Mountain Park Enhancements, Master Plan Modification, Critical Areas, and SEPA Process (City File: PLAN19-0013)

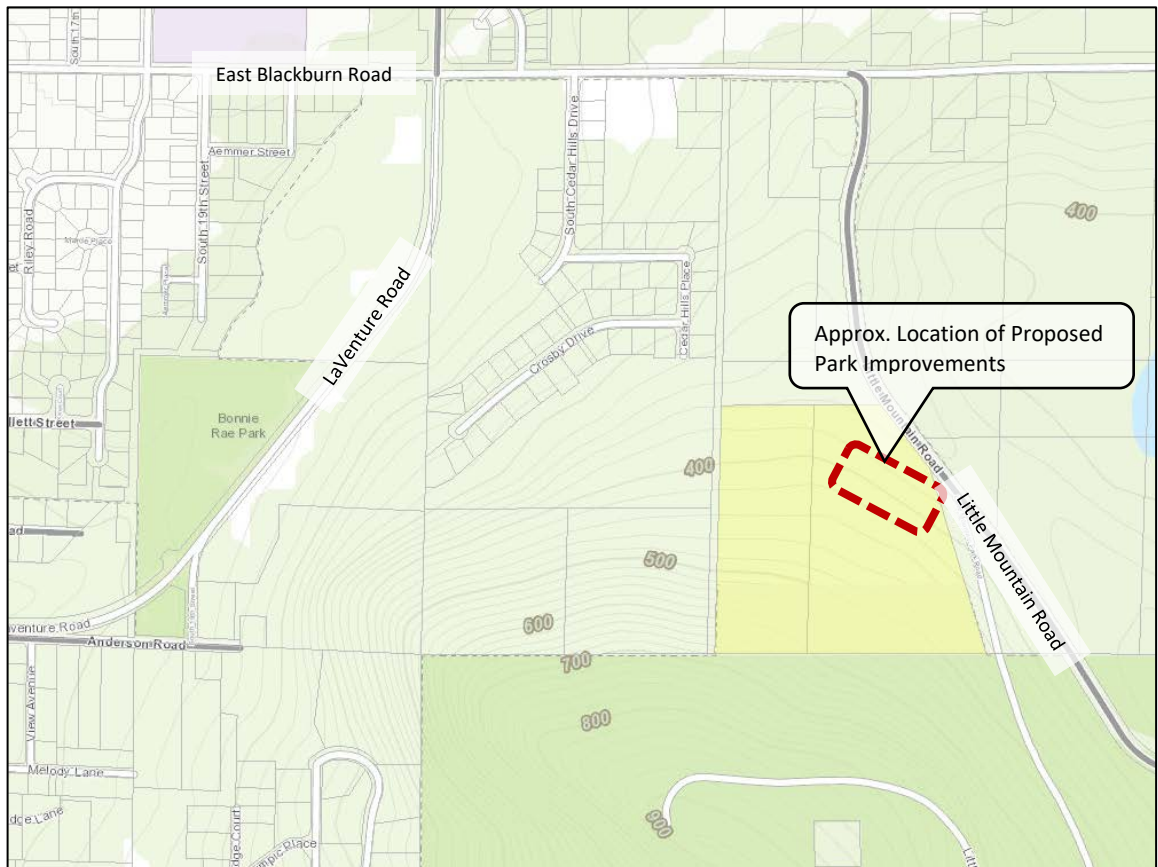
**PROJECT DESCRIPTION:** Proposed is the construction of an access road, a new trail head, an approximate 60 stall parking lot, restroom, a bicycle skills center and picnic table area to serve the public in a portion of Little Mountain Park.

Tree removal over approximately 2-acres is proposed with an estimated 7,500 to 15,000 board feet of timber to be harvested. An estimated 7,300 cubic yards (cy) of material will be exported and an estimated 200 cy of material will be imported as part of the proposed improvements. The site terracing will require the installation of numerous retaining walls.

Site stormwater will be routed to dispersion trenches where it will be treated and fully dispersed over native cover. A 60-foot, 18-inch, culvert will be placed in the Little Mountain Road right-of-way where the access road starts.

**PROJECT LOCATION:** The project site is identified as portions of property labeled by the Skagit County Assessor as parcels P28041 and P29611 that are located 1,500± linear feet south of the intersection of East Blackburn and Little Mountain Roads within a portion of the SW ¼ of Section 28, Township 34 North, Range 04 East, W.M.

The exhibit map below illustrates the approximate location of the proposed improvements in Little Mountain Park.



**APPLICANT & PROPERTY OWNER:**

City of Mount Vernon  
 Attention: James Wepler  
 1717 South 13<sup>th</sup> Street  
 Mount Vernon, WA 98273  
 Telephone - (360) 424-6213

**CITY STAFF CONTACT:**

Development Services Department  
 Rebecca Lowell, Principal Planner  
 910 Cleveland Ave  
 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.

<b>DETAILS:</b>		
<b>Permit Application Date:</b>	December 27, 2018	<b>Technically Complete:</b> February 6, 2019
<b>Permits/Review Requested and/or Required:</b>	Minor Amendment to the Little Mountain Park Master Plan, SEPA, Land Clearing Permit (FPA #91-600-1260), Traffic Concurrency, Critical Area, Fill & Grade, and Right-of-Way Permits. <b>Other City Permits that may be Required:</b> None Known.	
<b>CONSISTENCY OVERVIEW:</b>		
<b>Zoning:</b>	Public	<b>Comprehensive Plan:</b> Public
<b>Environmental Documents that Evaluate the Proposed Project:</b>	SEPA Checklist prepared in December 2018, Drainage Report prepared by Semrau Engineering and Surveying dated December 2018, an Infiltration Feasibility Evaluation and Pavement Recommendations report prepared by GeoTest dated May 2018, a Wetland Reconnaissance prepared by Graham-Bunting Associates prepared in November 2016, civil plans, and site plans.	
<b>Development Regulations Used for Project Mitigation:</b>	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.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5 PM on March 26, 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. Comments submitted on paper are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

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](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:** March 13, 2019

**PUBLISHED:** March 16, 2019

**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