



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

APPLICATION NAME & NUMBER: Visconsi Commercial Development, SEPA (PLAN19-0072) & Traffic Concurrency (ENGR19-0092)

PROJECT DESCRIPTION: Proposed is the development of approximately five acres of vacant property for freeway oriented commercial uses. Approximately 24,300 square feet (sf) of commercial buildings with up to 170 parking spaces are expected to be developed across five lots. Future commercial tenants are expected to include uses such as restaurants, retail sales, offices, a gas station, and other similar uses.

A 340± linear foot (lf) public road will be constructed to access the future lots extending off of Kincaid Street. Utilities will be installed/constructed to serve the future commercial uses and will include: potable water (510± lf of 12-inch diameter pipe); sanitary sewer (475± lf of 8-inch diameter pipe); storm sewer (430± lf of 12-inch and 1,800 lf of 8-to-12-inch diameter pipes); and dry utilities (power, cable, fiber, etc). If a gas station is constructed two, 20,000 gallon underground fuel storage tanks are anticipated to be installed. An estimated 12,000 cubic yards (cy) of material will be imported and an estimated 4,000 cy of material will be imported as part of the overall site development.

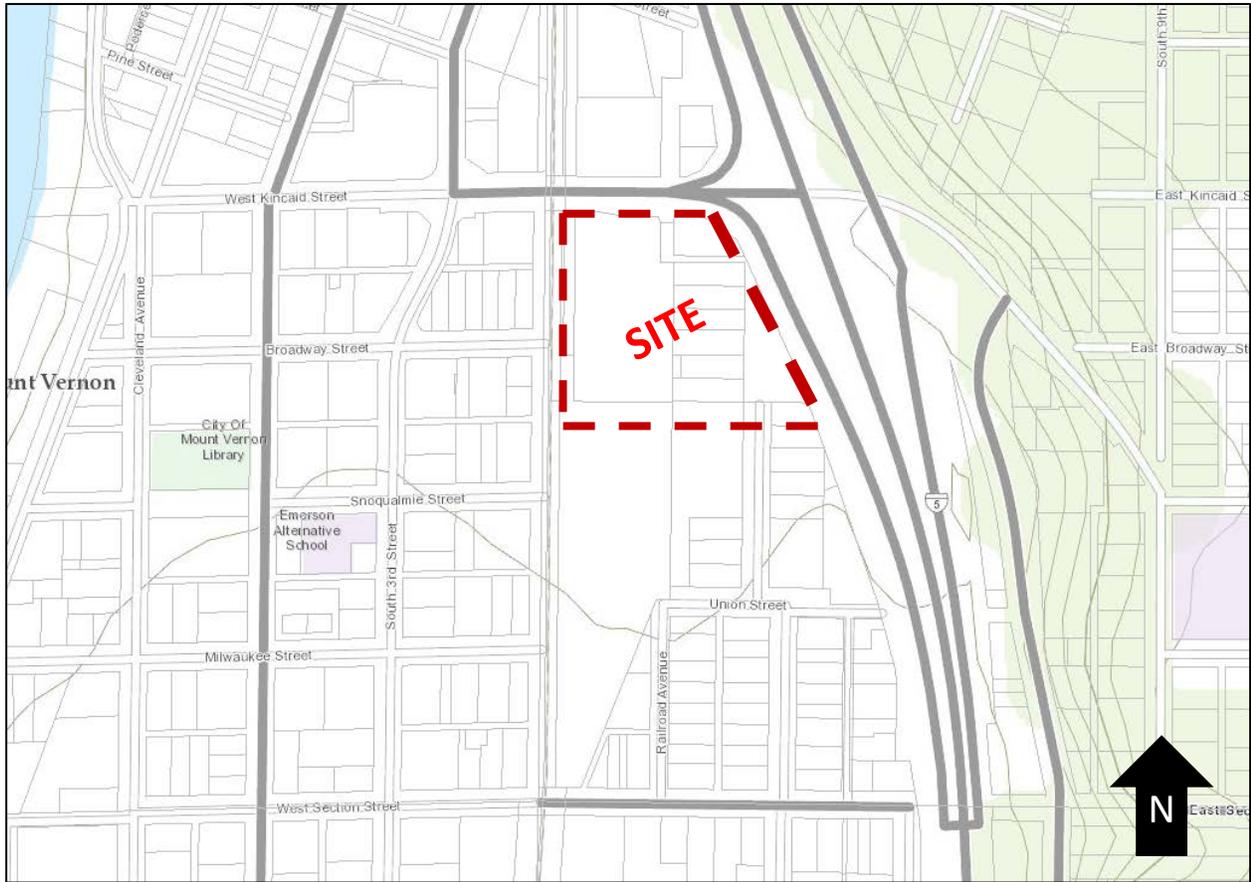
The site is currently located in a floodplain (Zone AO, Depth 1); however, once the City's existing Conditional Letter of Map Revision (CLOMAR) case #: 09-10-1122R, becomes a Letter of Map Revision (LOMAR) this site is expected to be removed from the FEMA designated floodplain.

PROJECT LOCATION: The general location of the project site is identified on a map below. The Skagit County Assessor identifies the site as including the following parcel numbers: P26886, P121047, P53373, P53374, P53375, P53376, P53377, P53378, P54122, P121047, a portion of P54114, a portion of P26788, and pending other approvals P53372 and P53379. East Kincaid Street is located to the north, Interstate-5 is located to the east, and the Burlington-Northern Santa Fe Railroad is located along the west boundary of the project site.

APPLICANT:
VWA – Mount Vernon, LLC
30050 Chargrin Blvd., Suite 360
Pepper Pike, OH 44124
(216) 464-5550

PROPERTY OWNER:
Sakata Seed America, Inc.
18095 Serene Drive
Morgan Hill, CA 95037

STAFF CONTACT: Rebecca Lowell, Principal Planner
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:

Permit Application Date:	May 7, 2019	Counter Complete:	May 7, 2019
Technically Complete:	May 15, 2019		
Permits/Review Requested:	SEPA, Traffic Concurrency, and Street Vacation		
Other Permits that may be Required:	Fill and Grade Permit, Right-of-Way Permit, Boundary Line Adjustment, Building Permits, Site Plan Approvals, Stormwater Permit from the State Department of Ecology (DOE), permit/approval from WSDOT for a u-turn at the intersection of Kincaid and 3 rd Streets, should a gas station be installed a gasoline dispensing facility notification and Underground Storage Tank Installation permits/approvals will be necessary from Northwest Clear Air Agency and DOE, respectively. Public Benefit Agreement and Real Disposition Agreement will both be necessary to allow the anticipated street vacation, and surplus of City property.		

CONSISTENCY OVERVIEW:

Zoning:	General Commercial (C-2)	Comprehensive Plan:	South Kincaid Subarea
Environmental Documents that Evaluate the Proposed Project:	Cultural Resources Review, completed by Garth L. Baldwin, dated October 17, 2013; Transportation Concurrency Review, completed by Transportation Solutions, Inc dated May 14, 2019; Phase 1 Environmental Site Assessment, completed by Materials Testing & Consulting, Inc, dated November 5, 2013; Cursory Geotechnical Evaluation Report, completed by Materials Testing & Consulting, Inc, dated October 8, 2013; Phase I and II Environmental Site Assessments, completed by Maul Foster Alongi dated December 18, 2017 and July 12, 2018; Draft Geotechnical Report, completed by Terra Associates, Inc., dated March 29, 2019; Preliminary Stormwater Management Report prepared by Land Development Engineering and Surveying dated April 22, 2019, civil plans, and the 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. At a minimum, an emergency vehicle access road shall be provided from the southern extent of the proposed public road to the north property line of the abutting ALFCO LLC property.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **JUNE 5, 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; once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

ISSUED: May 21, 2019
PUBLISHED: May 21, 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