

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**

For
BP West Coast Products, LLC
File # **BP18-0347**

Notice is hereby given that on May 7, 2018, Gary Heitlauf, on behalf of BP West Coast Products, LLC, filed a State Environmental Policy Act (SEPA) checklist in conjunction with Grading Permit application #BP18-0347 for the Burlington ARCO Fueling Facility and am/pm convenience store project. The project proposal for the construction of a 3,180 square foot ARCO am/pm convenience store, a 1,152 (24 x 48) square foot car wash, and a 5,888 (64 x 92) square foot fuel canopy with nine (9) multi-product dispensers that result in a total of eighteen (18) vehicle fueling positions. The fueling facility will require the installation of two (2) underground storage tanks (USTs), one 25,000 gallon UST for the storage of regular unleaded fuel, and a second 22,000 gallon UST split between premium unleaded (10,000 gallons) and diesel (12,000 gallons). Additional site improvements will include freestanding and wall signage, asphalt paving and striping, lot lights, perimeter landscaping, surface parking for 34 vehicles, utility connections, and a vacuum station. The project is anticipated to require the excavation of approximately 100 cubic yards of material and the placement of approximately 3,600 cubic yards of fill material. The proposed project is located within the Rural Freeway Service (RFS) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. A letter of completeness was not issued and the application was determined to be complete for review purposes on May 22, 2018.

The project is located at 9596 Old Highway 99 N. Road, Burlington, within a portion of Section 19, Township 35N, Range 4E W.M., situated within Skagit County, Washington. (P127416 and P127417)

A completed Grading permit, Environmental Checklist, site plan, and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits that will be required for this proposal from Skagit County Planning and Development Services include: Approved Building permit(s) and Floodplain Development permit.

A decision on the application will be made within 120 days of the date the application was determined complete, which was 5-22-18. A public hearing before the Skagit County Hearing Examiner is not required for this project. Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is 5-24-18. Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Written comments must be received no later than 4:30 pm on: **June 8, 2018**
Email correspondence **will not be accepted**, however, comments may be submitted via the PDS website under the “current legal notices” tab. (www.skagitcounty.net/pdscomments)

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-11-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Brandon Black, Senior Planner – Team Supervisor
Skagit County Planning and Development Services
1800 Continental Place

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Transmitted to the Skagit Valley Herald and Mailed to applicant 5-22-18

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, City of Burlington, WSDOT, Dike Drainage and Irrigation Dist. #14, Applicant

Please publish: 5-24-18

ARCO.brandonb.05.25.18