



**STATE ENVIRONMENTAL POLICY ACT (SEPA) MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**FILE NUMBER:**

LU26-005

**PROJECT NAME:**

Airport Tree Clearing project

**APPLICANT/PROPOSER:**

Town of Concrete  
Planning Department  
PO Box 39

Concrete, WA 98237

**LANDOWNER:**

Town of Concrete  
PO Box 39  
Concrete, WA 98237

**PROJECT PLANNER:**

Kevin Cricchio, AICP, ISA,  
Town Planner

Town of Concrete  
PO Box 39  
Concrete, WA 98237

**SUBJECT PROPOSAL:**

The Town of Concrete Planning Department has applied for SEPA environmental review and a fill and grade permit to remove and clear approximately 8-9 acres of trees, shrubs, and grass on the south side of the Concrete Municipal Airport/Mears Field. The trees will be removed and grubbed, and their associated stumps removed. The site will then be leveled and graded. No cut or fill is proposed. Vegetation needs to be removed to prevent aircraft and tree conflicts hazards. An 8-foot security & wildlife fence is proposed along the airport's perimeter/property line. The subject application(s) was deemed complete for review purposes on March 5, 2026.

**PROJECT LOCATION:**

Concrete Municipal Airport/Mears Field is addressed as 7879 South Superior Avenue, Concrete, WA 98237. The subject property is located in a portion of Section 10; Township 35 North; Range 08 East; Willamette Meridian (**Subject Parcels #: P43741, P70928**).

**EXISTING ENVIRONMENTAL DOCUMENTS:**

SEPA environmental checklist, Narrative, Site Plan

**REQUIRED PERMITS/APPROVALS:**

The following may be required in addition to the above: Grading Permit &/or Building Permit.

**DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION:**

The proposal is subject to the Town's SEPA Ordinance, the Comprehensive Plan and Zoning Code; and other applicable local, state and federal regulations as appropriate.

**ZONING:**

The project area lies in the Airport Zoning District & Comprehensive Plan Designation.

**CRITICAL AREA REVIEW:**

There are no regulated critical areas or associated buffers either on the subject parcel(s) or within 300 feet to it.

**FOREST PRACTICE PERMIT REVIEW:**

The Sedro Woolley office of the Washington State Department of Natural Resources (DNR) performed a site visit on March 16, 2026. DNR verified that the area proposed to be cleared by Town of Concrete adjacent to the existing airstrip contains a majority of trees with 6 inches at diameter breast height (DBH) and lesser which do not hold a merchantable value for harvest. There are some trees along the property line that exceed this DBH but would not equate to >5000 board feet (BF) of timber. Clearing activities do not result in removal >5000BF in timber **AND** resulted wood is for personal use, then the activity falls under Class I and does not require a Forest Practices permit.

**LEAD AGENCY:** Town of Concrete, Planning Department

**THRESHOLD DETERMINATION:** Mitigated Determination of Nonsignificance (MDNS). The lead agency has determined that this project action proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

**MITIGATION MEASURES:**

1. No track out is permitted on town roads at any time. The applicant / landowner shall have the roads abutting the project site swept daily as is needed.
2. In the event that archaeological materials are found during the proposed project, work should be halted in the vicinity of the find and an archaeologist should be immediately notified. Work should only proceed after the materials are inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resource so that measures can be taken to secure them. In the event of inadvertently discovered human remains or indeterminate bones, work must stop immediately. Any remains should be covered and secured against further disturbance. Communication should then be established with the Sheriff's Department, DAHP, and relevant Tribal Historic Preservation Officers.
3. Development shall comply with the Town of Concrete's Stormwater management ordinance and the Washington State Department of Ecology's 2012 as amended in December 2014 Stormwater Management Manual for Western Washington adopted by the Town of Concrete.
4. Erosion Control Measures and Best Management Practices shall be implemented at all times during grading and tree cutting activities.
5. Temporary erosion/sedimentation control measures, as approved by the Town of Concrete shall be in place prior to any tree felling and/or grading on-site. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Town of Concrete Stormwater Management Ordinance. Said measures shall remain in place until completion of the project.
6. Orange construction fencing shall be installed at the project boundary's clearing/grading limits. Said measures shall remain in place until completion of the project.

The condition(s) listed above along with the Town of Concrete's municipal code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The Town of Concrete derives the authority to require mitigation from Chapter 16.04 of the Town of Concrete municipal code and the State Environmental Policy Act. This MDNS is issued after using the optional MDNS process in WAC § 197.11.355. **The public comment period for this project ended on March 20, 2026. There is no further comment period associated with this project.**

**RESPONSIBLE OFFICIAL:** Kevin Cricchio, AICP, ISA

**POSITION/TITLE:** Planning Director/Town Planner

**ADDRESS:** Town of Concrete  
P.O. Box 39  
Concrete, Washington  
98237

Signature: /s/  
Kevin Cricchio

**DATE ISSUED:** April 2, 2026

**DATE TRANSMITTED TO THE NEWSPAPER:** March 31, 2026

**DATE PUBLISHED IN NEWSPAPER:** April 2, 2026

If you have any questions, please contact Kevin Cricchio, AICP, Town Planner; Town of Concrete; Planning Department; P.O. Box 39, Concrete, WA 98237; phone (360) 853-8401; or via email [townplanner@concretewa.gov](mailto:townplanner@concretewa.gov).

The issuance of this Mitigated Determination of Non-significance (MDNS) should not be interpreted as acceptance or approval of the proposal as presented. The Town of Concrete reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the town and/or necessary for the general health, safety and welfare of the public to do so.

**SEPA APPEAL PROCEDURE:**

Pursuant to the procedures adopted under Concrete Municipal Code § 16.04.220, an administrative appeal of the SEPA threshold determination may be appealed to the Town of Concrete's Town Council within fourteen (14) days of the date the permit or other approval is issued.

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