

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

Land Division "CaRD" application #PL04-0624

PROJECT DESCRIPTION: Land division application (#PL04-0624) for the development of seven (7) single family residential lots on approximately 7.14 acres. The proposed land division (Sager's Landing) is being developed using the Conservation and Reserve Development (CaRD) land division process. The project proposal includes the creation of 7 residential lots ranging in size from 6,034 square feet to 16,721 square feet with a proposed open space tract of 227,245 square feet in size. The project further includes the construction of approximately 240 linear feet of paved private road. The proposed land division is located within a Rural Village Residential (RVR) zoning/comprehensive plan designated area as indicated within the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000 and as thereafter amended.

PROPONENT: Garrick Sager, 17643 W. Big Lake Blvd., Mount Vernon, WA 98273. Contact Person: Summit engineers & Surveyors, Inc., Attn: Young-Soo Kim, 2218 Old Highway 99 South, Mount Vernon, WA 98273.

PROJECT LOCATION: The proposed project is located approximately 550 feet south of the southwest corner of the intersection of West Big Lake Boulevard and Little Mountain Road, Big Lake, South of 17576 W. Big Lake Blvd, Mount Vernon, within a portion of Section 36, Township 34, Range 4E W.M., situated within Skagit County, Washington.

LEAD AGENCY: Skagit County Planning and Development Services.

The lead agency for this proposal has determined that it 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 on request. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 14.12. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Department of Public Works, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Drainage Code 14.32. Said measures shall remain in place until completion of the project.
2. The applicant shall comply with Northwest Air Pollution Authority requirements.
3. The applicant shall comply with the provisions of Chapter 14.32 of the Skagit County Code, the Skagit County Drainage Ordinance, as it relates to increased runoff resulting from additional impervious surfaces.
4. The applicant shall comply with Fire Code Standards.
5. An engineered soils compaction report shall be required for all structures placed on fill material.
6. The applicant shall comply with all relevant provisions of 14.24 (Skagit County Critical Areas Ordinance).

This MDNS is issued under WAC 197-11-350(2). The lead agency will not act on this proposal for 15 days from the date of the comment period below.

Comments must be submitted no later than 4:30 pm on: 6-17-05

You May appeal this threshold determination in accordance with Skagit County Code 14.12 and 14.06 and then by filing such with the Skagit County Planning and Development Services Department for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination comment period.

Appeals must be submitted no later than: 7-1-05.

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brandon Black, Senior Planner

ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.

PHONE: (360) 336-9410

Date 5-31-05 Signature Brandon Black

On behalf of Gary Christensen

AICP, Planning and Development Services Director

cc: WDOE, Public Works, NWAPA, Fire Marshal, WSDF&W, Skagit Systems Coop, Sewer District #2, Parties of Record, Applicant

Please Publish: 6-2-05

Sager.brandonb.6.3.05