

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**DESCRIPTION OF PROPOSAL:** Administrative Preliminary Plat Request for Plat of River Valley Estates (PL#05-0201) to develop approximately 51 acres into a five (5) lot land division. The proposal includes four 10- acre lots and one 11-acre lot for residential development. An internal private plat road, onsite sewage, and individual wells will serve the project.

An existing gravel road, approximately 1,330 linear feet long and 20- feet wide terminating in a cul-del-sac will be upgraded. The road improvement project will include approximately 500 cubic yards of excavation and approximately 400 cubic yards of crushed surfacing top course. In addition there will be a 30-foot long asphalt apron at the intersection of the private plat road and Prairie Road.

An on-site retention/infiltration area will be constructed to receive and infiltrate surface water runoff from all impervious areas. Approximately 1,700 cubic yards of material will be excavated.

**PROPONENT:** Thomas J. Lenz, PO Box 868, Stanwood WA 98292. **Contact:** Jason Lenz, PO Box 868, Stanwood WA 98292.

**LOCATION OF PROPOSAL:** The proposed project is located on Prairie Road between Lois Lane and Ida Drive, Sedro-Woolley, WA; within a portion of the SE ¼ of the NE ¼, NE ¼ of the SE ¼, SE ¼ of the SE ¼ of Section 26, Township 36 North, Range 04 East, W.M. Skagit County, WA.

**ASSESSOR'S ACCOUNT NUMBER:** 360426-1-007-0005, 360426-4-001-0005, 360426-4-005-0001

**PARCEL NUMBERS:** P50017, P50088, P50089

**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/Erosion/Sedimentation Control Ordinance. Said measures shall remain in place until completion of the project.

2. The applicant will be required to schedule a preconstruction meeting with Public Works prior the start of road construction.
3. The applicant shall comply with Northwest Air Pollution Authority requirements.
4. The applicant shall provide a formal mechanism for the collection & distribution of the proposed mitigation for Skagit County Park & Recreation fees prior to final plat approval.

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. Comments must be submitted by **July 1, 2005**.

This threshold determination may be appealed in accordance with Skagit County Code 14.06 and 14.12 and then by filing such with Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted by **July 15, 2005**.

**RESPONSIBLE OFFICIAL:** Planning Director, Skagit County Planning and Development Services

**CONTACT PERSON:** Marge Swint, Associate Planner

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

**TELEPHONE:** (360) 336-9410

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

for Gary R. Christensen, AICP  
Planning Director

cc: Department of Public Works, Chal Martin-SCPW, Department of Ecology, Skagit Systems Cooperative, Skagit County Fire Marshall, NWAPA, WSDF&W, Applicant,

Please publish: June 16, 2005

LenzRiverValley.marges.6.17.05