

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And NOTICE OF DECISION
FILE #BP05-0611**

PROJECT DESCRIPTION: Notice is hereby given that on July 22, 2005, Skagit County Planning and Development Services will approve the environmental review associated with Grading permit application #PL05-0611 for the placement of approximately 1,030 cubic yards of material and the excavation of approximately 1,200 cubic yards of material for the construction of a 50 foot wide private roadway, approximately 1,300 linear feet, to access five (5) proposed residential lots. The project proposal is to subdivide approximately 25.84 acres into five (5) residential lots utilizing the Conservation and Reserve Development (CaRD) land division process. The proposed project is located within a Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended.

PROPONENT: Jim Nelson, 16800 Chilberg Ave., LaConner, WA 98257.
Contact Person: Skagit Surveyors and Engineers, Attn: Marianne Manville-Ailles, 806 Metcalf Street, Sedro-Woolley, WA 98284. (360) 855-2121.

PROJECT LOCATION: The proposed project is located along the east side of Snee-Oosh Road, northeast of McGlinn Drive and northwest of Dan Street, LaConner, within a portion of Section 27, Township 34 North, Range 2 East 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 Ordinance. 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, Water, Sedimentation Control 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 of the Skagit County Code (Skagit County Critical Areas Ordinance).

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days from the date of publication.

Comments must be submitted no later than 4:30 pm on: **July 8, 2005**

You May appeal this threshold determination in accordance with Skagit County Code 14.06 and 14.12 and then by filing such with the 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 no later than: **July 22, 2005**.

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 6-21-05 Signature Brandon Black

On behalf of Gary Christensen

AICP, Planning and Development Services Director

cc: WDOE, Public Works, Chal Martin, NWAPA, Fire Marshal, WSDF&W, Skagit Systems Coop, Swinomish Tribal Planning, Skagit Surveyors, Applicant

Please Publish: 6-23-05

Nelson.brandonb.6.24.05