

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And NOTICE OF DECISION
#BP05-0652

PROJECT DESCRIPTION: Notice is hereby given that on July 14, 2005, Skagit County will approve the State Environmental Policy Act (SEPA) checklist review conducted with Grading Permit application (#BP05-0652) for the placement of 5,000 cubic yards of material on a one (1) acre site to raise the elevation of the parcel. The project proposal includes depositing ditch spoils from the area to increase the elevation of a site for proposed future development. The proposed project is located within an Agricultural Natural Resource Lands (Ag-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000, and as thereafter amended.

PROPONENT: Lois Coonc, P.O. Box 699, LaConner, WA 98257 and Pamela Johnson, 18488 Best Road, Mount Vernon, WA 98273.

PROJECT LOCATION: The project is located at 14527 Channel Drive, LaConner, within a portion of Section 13, Township 34N, Range 2 E 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 14.24.100(7). 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 shall comply with Northwest Air Pollution Authority requirements.
3. The applicant shall comply with the provisions of Chapter 14.36 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 (Skagit County Critical Areas Ordinance).

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

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.

Appeals must be submitted no later than **7-14-05**.

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 6-28-05 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, Drainage Dist #19, Applicant

Please Publish: 6-30-05

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