

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
LONG CaRD LAND DIVISION FILE
#PL05-0818**

PROJECT DESCRIPTION: Long “CaRD” Land Division application (#PL05-0818) for the development of approximately 10 acres into three (3) lots through the CaRD land division process. The previous parent parcel had been originally subdivided into 2 lots under land division application #PL04-0096 recorded on September 22, 2004 (AF#200409220101). The previous land division created two (2) 10 acre size lots. This project proposes to further subdivide lot #1 of the previous land division resulting in the creation of more than four (4) lots within a five year time frame, due primarily to the fact that Lot #2 of original short plat #PL04-0096 has applied to create two (2) additional lots under #PL04-0821. 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 adopted July 24, 2000, and as thereafter amended.

PROPONENT: Blake Stones, 7308 Cedar Court, TX 76034. Contact Person: Semrau Engineering and Surveying, c/o John Semrau, 2118 Riverside Drive, Suite 208, Mount Vernon, WA 98273.

PROJECT LOCATION: The project is located along the northeast corner of the intersection of Gibraltar and Satterlee Roads to the south and east of the City of Anacortes, within a portion of Section 8, Township 34N, Range 2E 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 Clean Air Agency 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 14.06 (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 2-23-06.

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 2-13-06 Signature Brandon Black

On behalf of Gary Christensen

AICP, Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit Systems Coop, Semrau Engineering, Applicant

Please Publish: 2-9-06

Stones.brandonb.2.10.06