

MITIGATED DETERMINATION OF NONSIGNIFICANCE

DESCRIPTION OF PROPOSAL: Administrative Preliminary Plat Request for the E.C. Deming Trust (PL#05-0906) to develop approximately 24 acres into four (4) lots for residential development and one (1) open space lot. The proposal includes four (4) one-(1) acre lots and the remaining 15.6 acre lot will be designated with a CaRD open space category. An internal private plat road, onsite sewage, and private wells will serve the project.

The road improvement project will include approximately 1,000 cubic yards of excavation and approximately 430 cubic yards of fill. An on-site detention pond will be constructed to receive and infiltrate surface water runoff from all impervious areas with approximately 1,050 cubic yards of material will be excavated and 125 cubic yards of fill.

PROPONENT: John C. Deming, 5347 Casa Grande Rd, Paradise, CA 95969; Contact: Stuart Van Buren, Azimuth Northwest, Inc. 17963 Wood Road, Bow, WA 98232.

LOCATION OF PROPOSAL: The proposed project is located at 5571 Island View Way, Bow, WA; Lot 4 of Short Plat 97-001; within a portion of the NE ¼, NW ¼, & SW ¼ of Section 35, Township 36 North, Range 03 East, W.M., Skagit County, WA.

ASSESSOR'S ACCOUNT NUMBER: 360335-3-001-0300, 360335-0-009-0005

PARCEL NUMBERS: P116961, P48674

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.
5. The water system will be required to meet the fire flow requirements of the Coordinated Water System Plan (CWSP). The water system is to be installed 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 **March 31, 2006**.

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 **April 14, 2006**.

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: March 16, 2006
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