

## MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

### Shoreline Substantial Development/Variance PL# 06-0813

**PROJECT DESCRIPTION:** Linda Johnson and Edward Wardell have filed a complete Shoreline Substantial Development/Variance application to allow the following development:

To center a 65 foot 8 inch long dock on a shoreline property only 6.75 feet in width. One portion of the dock will be stationary and the other floating. The shoreline variances are required to allow the dock to be placed within 8 feet of the side property lines of the two adjacent properties.

**PROPONENT:** Linda Johnson and Edward Wardell,  
23592 Cooma Place  
Mount Vernon, WA 98274

**PROJECT LOCATION:** The subject proposal is located on the shorelands landward and waterward of the Ordinary High Water Mark of a portion of Lot 56 of Cheasty's Big Lake Tracts. The 2' foot access to the dock site is located between 17274 and 17264 Lake View Boulevard. P# 64458.

**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. The applicant shall comply with all applicable provisions of Title 14.24, the Skagit County Critical Areas Ordinance (CAO).
2. The subject proposal shall comply with the Skagit County Shoreline Management Master Program (SCC 14.26) and the Shoreline Management Act RCW 90.58.
3. The applicant shall strictly adhere to the project information (site diagram) submitted for this proposal. If the applicant proposes any modification of the subject proposal, he/she shall request at a minimum, a permit revision from this office prior to the start of construction.
4. The applicant shall perform the General Site Recommendations as noted in the March 9, 2007, Fish & Wildlife Report prepared by Edison Engineering.

Comments must be submitted by August 17, 2007.

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 for service to the SEPA responsible official within fourteen (14) calendar days after the date of the end of the comment period.

Appeals must be submitted no later than August 31, 2007.

RESPONSIBLE OFFICIAL: Gary Christensen, Director AICP, Administrative Official.

CONTACT PERSON: Daniel Downs, Shorelines Administrator

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

PHONE: (360) 336-9410

Date: 8-2-07, Signature of Daniel Downs for Gary Christensen \_\_\_\_\_.

cc: WSDOE, WDFW, DNR, Applicant, Skagit River Systems Coop.

Please Publish: 8-2-07.

Johnson.dand.08.03.07