

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

Shoreline Substantial Development/Variance Permit PL16-0392
Critical Areas Variance PL16-0393
For Todd & Anna Wright

PROJECT DESCRIPTION: Todd & Anna Wright propose to construct a retaining wall as part of an overall redevelopment of their property on the shoreline of Clear Lake. The 137 foot long retaining wall will be approximately 4 feet tall and will be located a minimum of 6 feet from the ordinary high water mark of the lake. Backfill behind the proposed retaining wall will be moved from the proposed shop location and will be approximately 400 cubic yards of material. Additional development proposed includes a replacement single family residence, replacement septic drainfield, and new shop.

PROPONENT: Todd & Anna Wright, PO Box 177, Clear Lake, WA 98235.

PROJECT LOCATION: The project is located at 12464 & 12468 East Lake Drive, within a portion of Section 06, Township 34 N, Range 05 E, W.M., situated within Skagit County, Washington. P64482 & P30135.

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 project must comply with the mitigation recommendations of the August 14, 2015 Fish & Wildlife Habitat Assessment with ESA and EFH Information prepared by Edison Engineering.
2. The applicant shall comply with all applicable provisions of Skagit County Code (SCC) 14.24, the Critical Areas Ordinance and SCC 14.26, the Shoreline Management Master Program.
3. The applicant shall comply with all applicable provisions of SCC 14.32, Stormwater Management. This includes but is not limited to maintaining all temporary erosion/sedimentation control measures during all phases of the project.
4. Construction of the proposed residence and placement of the proposed retaining wall shall comply with SCC 14.34, the Flood Damage Prevention Ordinance.

This MDNS is issued under 197-11-340(2). The lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by **December 28, 2016**.

You may appeal this threshold determination by addressing those criteria as set forth in SCC 14.06 and 16.12 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 no later than: **January 12, 2017**.

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Leah Forbes, Senior Planner

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

PHONE: (360) 416-1320

Date: 12-13-16 **Signature:** Leah Forbes, AICP
On behalf of Dale Pernula, AICP
Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WDFW, Skagit River System Cooperative, Upper Skagit Tribe, Samish Tribe, Swinomish Tribe, DAHP, Applicant, parties of record

Please Publish: 12-15-16

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