

**SKAGIT COUNTY
DETERMINATION OF NON-SIGNIFICANCE (DNS)
GUEMES ISLAND SUBAREA PLAN**

Description of Proposal: The proposed Guemes Island Subarea Plan includes proposed land use map changes and policies affecting development on the island. The Planning and Development Services Department (Department) recommends approval of the proposed Subarea Plan as shown in the staff-suggested revisions version. This Determination of Non-Significance (DNS) applies to all aspects of the proposed Subarea Plan.

The Guemes Island Planning Advisory Committee (GIPAC) initially prepared the proposed Guemes Island Subarea Plan. Skagit County staff from the Department's of Planning & Development Services, Public Works and Public Health have reviewed and suggested revisions to the original GIPAC draft plan. The Subarea Plan includes seven elements, including land use, natural resource conservation, environmental protection, shorelines, transportation (including the Guemes Island Ferry) and plan implementation. The proposed Subarea Plan proposes several policies aimed at mitigating the impacts of growth on the island's rural character and groundwater resources. These proposed policies include:

- *Prohibition of density bonuses in CaRDs (cluster subdivisions)*
- *Enhanced site assessment requirements for new homes*
- *Prohibition of accessory dwelling units (ADU's) if the water source exceeds certain standards for chlorides.*
- *Adopt an annual building cap that would allow no more than 20 total new homes to be built on the island per year*
- *Adopt minimum standards for private reverse osmosis systems*
- *Enhancement and continued enforcement of the Guemes Island Seawater Intrusion Policy regarding management of new wells*

Land Use Map Amendment Proposals Included in the Guemes Island Subarea Plan:

1. CPA 05-21: The application seeks to re-designate/re-zone approximately 222 acres on SE Guemes Island (in the area north of Holiday Blvd.) from Rural Intermediate (RI), with an allowable maximum density of 1 unit per 2.5 acres, to Rural Reserve (RRv), with an allowable maximum density of 1 unit per 10 acres. The Department has recommended conditional approval of this proposal, pending additional public input. The Department has determined that approval of the proposal would not have a probable significant adverse impact on the environment.

Location of Proposal: Guemes Island is situated in the northern part of Puget Sound. It is roughly triangular in shape and covers approximately 5,136 acres. It is separated from Anacortes, on Fidalgo Island, by the Guemes Channel and is served by Skagit County public ferry service from the Anacortes ferry dock at 6th Avenue and I Street.

Proponent/Lead Agency: Skagit County Planning & Development Services

Threshold Determination: Skagit County has determined that this non-project proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030(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 of non-significance (DNS) is issued under WAC 197-11-340(2); Skagit County will not act on this proposal for at least 14 days from the date of this notice. **Written comments on this threshold determination must be submitted by 3:30 p.m., Friday, August 6, 2010.** *E-mail correspondence will not be accepted.*

Appeal Period: Pursuant to SCC 14.12.210, no administrative appeal process is available for this legislative action.

SEPA Responsible Official: Gary R. Christensen, Director/Administrative Official,
Skagit County Planning & Development Services

Contact Person: Carly Ruacho, AICP, Senior Planner.

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Date July 20, 2010

Signature  _____
Gary R. Christensen, Director

cc: Washington State Dept. of Ecology, attached mailing list

Transmitted to the Skagit Valley Herald on July 20, 2010
Publish in the July 22, 2010 edition of the Skagit Valley Herald