

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

For
WSDNR / Secret Harbor School
File #**BP10-0586**

PROJECT DESCRIPTION: Notice is hereby given that on December 9, 2010, Skagit County Planning and Development Services will approve the State Environmental Policy Act (SEPA) checklist review completed in conjunction with Grading permit application #BP10-0586 for the remedial excavation of contaminated soils on Cypress Island at the Secret Harbor School site. As part of recent building and related structure demolition of the Secret Harbor School by the DNR, three aboveground storage tanks (ASTs) were removed (the Generator Day Tank, the Kitchen Tank, and the Ball Field Tank) and petroleum-contaminated soil was identified at each of the sites. The project proposal includes the excavation of approximately 2,500 cubic yards of petroleum-impacted soils, combined from the three locations, and the placement of approximately 2,500 cubic yards of clean material. The excavated contaminated soil will be placed in a lined treatment area (landfarm) to allow for micro-organisms to degrade the petroleum hydrocarbons. The project is located within a designated Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted October 10, 2007, and as thereafter amended.

PROPONENT: Secret Harbor School, c/o Al Lewandowski, 225 N. Walnut Street, Burlington, WA 98233. **Owner:** Washington State Department of Natural Resources, 919 N. Township Street, Sedro-Woolley, WA 98284. **Contact Person:** Hart Crowser Inc., c/o Ross Stainsby, 1700 Westlake Ave N., Suite 200, Seattle, WA 98109.

PROJECT LOCATION: The project is located approximately 5 miles northwest of Anacortes, on the southeastern corner of Cypress Island in Secret Harbor, Anacortes, within a portion of Section 4, Township 35N, Range 1 E W.M., situated within Skagit County, Washington. (P31230, P31224, P31208)

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 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 14.32 of the Skagit County Code, the Skagit County Drainage 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 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The proposal shall comply with all applicable requirements of SCC 14.16.
8. A Construction Stormwater General Permit (NPDES) may be required by the Department of Ecology (WSDOE) for this project. Contact the WSDOE Bellingham Field Office at (360) 715-5200 to determine if an NPDES permit is required.

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 14.06 and 14.12 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 threshold determination.

Appeals must be submitted no later than: **December 9, 2010.**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brandon Black, Senior Planner – Team Supervisor

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

PHONE: (360) 336-9410

Date: 11-22-10 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, Army Corps., Applicant

Please Publish: 11-25-10

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