

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
File Number: PL21-0115 (SUP) & PL20-0291 (SEPA)

PROJECT DESCRIPTION: Skagit County's Planning & Development Services recently received an application for an Administrative Special Use Permit along with an associated State Environmental Policy Act (SEPA) checklist to permit the conversion of an existing single-family residence into an I-502 marijuana retail store. The subject property lies in the Urban Reserve Commercial Zoning District of unincorporated Skagit County within the Urban Growth Area (UGA) of the City of Burlington. A letter of completeness was not issued, and the application was determined to be complete for review purposes on March 31, 2021.

APPLICANT/ LANDOWNER: Julieth Jreige, 17905 State Route 536, Mount Vernon, Washington 98273

PROJECT LOCATION: The subject property is addressed as 20333 State Route 20, Burlington, Washington, 98233 and is located in a portion of the Northwest ¼ of Section 33; Township 35 North; Range 04 East; Willamette Meridian, situated in Skagit County, Washington. (Parcel #: P62351)

LEAD AGENCY: Skagit County Planning and Development Services.

The lead agency for this proposal has determined that with appropriate mitigation this project 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.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures in Skagit County Code, Skagit County's Comprehensive Plan adopted under RCW 36.70A, and in other applicable local, state, or federal laws and rules, provide adequate analysis of and mitigation for the specific adverse environmental impacts of the project action to which the requirements apply. 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 16.12 and RCW 43.21. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

MITIGATION MEASURES:

1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Planning and Development Services, 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 Stormwater Management Ordinance. Said measures shall remain in place until completion of the project.
2. The applicant shall comply with both Building and Fire Code Standards.
3. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured. Within 24 hours, of the discovery, or as soon thereafter as possible, the developer shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington State

Department of Archeology and Historic Preservation and affected tribes. If following consultation with the above parties it is determined that an archaeological and cultural resource assessment is required, the project developer shall retain the services of a professional archaeologist to prepare such an assessment. Project work in the affected area shall only continue when in conformance with applicable state and federal laws.

4. The applicant shall comply with all requirements and standards of the Washington State Department of Transportation (WSDOT) including but not limited to the issued Access Connection Permit # 60765 for the project.
5. Prior to building permit application (BP21-0605) approval, the applicant shall provide proof that the required mitigation/planting per the recorded Critical Area Site Plan AFN 202011120075 has occurred and has been inspected and approved by the natural resource division of the Planning & Development Services Department of Skagit County.
6. The project's parking and landscape plan shall be consistent with the recorded Protected Critical Area site plan as recorded with the Skagit County Auditor's office AFN 202011120075. No encroachment, impact, or degradation of the PCA is permitted.
7. Any future trimming, cutting, or removal of vegetation within the Protected Critical Area must first be approved by the natural resource division of the Planning & Development Services Department before it can potentially occur.
8. Before building permit application approval can be given, the applicant shall revise Lot Certification PL07-0214 & re-record it to reflect Boundary Line Adjustment PL07-0215. The applicant shall provide proof that this was done.
9. The applicant shall comply with the Northwest Clean Air Agency's (NWCAA) requirements.
10. Development shall comply with Skagit County's Stormwater management ordinance (SCC 14.32).

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 by addressing those criteria as set forth in 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 publication date of this threshold determination. Appeals must be submitted no later than: **October 7, 2021**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Kevin Cricchio, Senior Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273
PHONE: (360) 416-1423

Date: September 23, 2021 Signature: Kevin Cricchio
(On behalf of Hal H. Hart Planning and Development Services Director)

CC: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, WDOE, WSDOT, DAHP, SEPA Register, Parties of record, Applicant, City of Burlington, Skagit River System Coop, Upper Skagit Indian Tribe, Samish Indian Nation, Dike District #12

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