



Planning & Development Services

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STATE ENVIRONMENTAL POLICY ACT Determination of Non-Significance (DNS)

Description of Proposal: ABAWA II LLC seeks to rezone 0.3 acres at 23528 Old Day Creek Road (P23311) in Clear Lake from Rural Village Residential (RVR) to Small-Scale Business (SSB).

The site currently contains a junk removal business. The applicant is requesting this rezone to bring the property into compliance with the zoning code. The applicant is requesting a rezone to Small Scale Business (SSB) which would allow the existing use to continue as a "Small Retail and Service Business" use which is allowed as a permitted use in the SSB zone per Table 14.12.020-1 in Skagit County Code.

Proponent: ABAWA II LLC

Location of Proposal: 23528 Old Day Creek Road, Skagit County, WA, Parcel Number P23311, NE Quarter of Section 01, Township 34 N, Range 04 E

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 43.21C.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the lead agency. This information is available to the public on request and at www.skagitcounty.net/Departments/PlanningAndPermit/communplan.htm

This determination of non-significance 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 4:30 pm, August 20, 2026.**

Appeals process: Pursuant to SCC 16.12.210, no administrative appeal process is available for this DNS on this legislative action. Appeals may be filed with the Western Washington Growth Management Hearings Board, following final Board of County Commissioner action on the proposal, based on written comments submitted on the DNS by the deadline noted above.

Comments: Comments are accepted digitally or on paper, please include (1) your full name, (2) your mailing address, and (3) the proposal name in the subject line. Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us. Include your comments in the body of your email message rather than as attachments. Please direct any comments concerning this threshold determination to:

Robby Eckroth, AICP – Senior Planner
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, Washington 98273
(360) 416-1328

SEPA Responsible Official: Jack Moore, Director/Administrative Official,
Skagit County Planning & Development Services

Date of Decision: July 16, 2026

Signature 

Jack Moore, Director/Administrative Official
Skagit County Planning & Development Services

Publication Date: July 16, 2026

Distribution:

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Applicant(s)