

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
and Notice of Decision

for
Housing Authority of Skagit County
Grading Permit #BP07-0086

PROJECT DESCRIPTION: Notice is hereby given that on April 27, 2007 Skagit County will approve the State Environmental Policy Act (SEPA) checklist review conducted in conjunction with Grading permit application #BP07-0086 for Raspberry Ridge II. The project proposal is for the construction of a 30-unit multifamily rental housing development that will serve very low and extremely low income farmworker families in Skagit County. The development is proposed to be located on approximately eight acres adjacent to existing Raspberry Ridge I. The project proposal includes the placement of approximately 11,800 cubic yards of material and the excavation of approximately 1,385 cubic yards of material with a total impervious area of 65,000 square feet. The property is located within the Burlington Urban Growth Area in the Urban Reserve Residential zone and within Skagit County in the Agricultural-Natural Resource Lands (Ag-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000, and as thereafter amended. The housing component of the proposal will be located within the Agricultural-Natural Resource Lands (Ag-NRL) zoning/comprehensive plan designated area.

PROPONENT: Raspberry Ridge II LLC, c/o Housing Authority of Skagit County, 1650 Port Drive, Burlington, WA 98233. Contact Person: Zeck Butler Architects, P.S., c/o Mark King, 421 W. Riverside Ave. #860, Spokane, WA 99201.

PROJECT LOCATION: The project is located along the south side of Lafayette Road, approximately 915 feet east of the intersection of Lafayette and Gardner Roads, approximately six blocks from Highway 20 and about 1,000 feet west of the Skagit River, Burlington, WA, within a portion of Section 33, Township 35N, Range 4E W.M., situated within Skagit County, Washington.

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 start of work. 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.

4. The applicant shall comply with all relevant provisions of 14.24 (Skagit County Critical Areas Ordinance).
5. The applicant shall comply with the Fire Marshal requirements.
6. Prior to building permit approval, the applicant will be required to have a landscape plan approved that minimizes visual impacts to adjacent residential uses.
7. The applicant shall comply with the performance standards outlined by Skagit County Code 14.16.840.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days from the date of the publication below.

Written comments must be received no later than 4:30 pm on: **April 13, 2007**

Email correspondence will not be accepted.

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 14.12 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 **April 27, 2007**

RESPONSIBLE OFFICIAL: Planning and Development Services Director

CONTACT PERSON: Brent Morrow, Senior Planner (Team Supervisor)

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

PHONE: (360) 336-9410

Date: 3-27-07 Signature: Brent Morrow

On behalf of Gary Christensen
AICP, Administrative Official

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, Diking Dist. #12, City of Burlington, parties of record, Applicant

Please Publish: 3-29-07

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