

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

For  
Willson Grading Permit File # **BP16-0613**

**PROJECT DESCRIPTION:** Notice is hereby given that on October 24, 2016, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review completed in conjunction with Grading permit application #BP16-0613 for the construction of two ponds, a connector swale and associated landscape berms. The project proposal includes the excavation of approximately 1,490 cubic yards of material for the excavation of the upper collection pond (approximately 1,800 square feet and 30 inches deep), the connector swale and the excavation of the lower pond (approximately .33 acres and 5 feet deep). The proposal also includes the placement of approximately 1,440 cubic yards of material for the construction of six landscape berms positioned around the lower pond and eastern portion of the property. The proposed project is located on 5.14 acres within the Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016.

**PROPONENT:** Stephen Willson and Joanne Fredrich, 11721 Spriggs Way, Houston, TX 77024. Project Contact: Misty Philbin, 15912 Bow Hill Road, Bow, WA. 98232.

**PROJECT LOCATION:** The project is located at 13514 Bisquet Ridge Lane, Bow, within a portion of Section 20, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P113674)

**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 Stormwater Management 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 Stormwater Management 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 (Skagit County Critical Areas Ordinance) of the Skagit County Code.
7. The applicant shall obtain and comply with all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal in conjunction with this proposed

- project.
8. A Construction, or Industrial, 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 16.12 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: **November 10, 2016.**

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) 416-1326

Date: 10-24-16 Signature Brandon Black  
*On behalf of Dale Pernula*  
AICP, Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, Army Corps., Applicant, Parties of Record

**Please Publish: 10-27-16**  
Willson.brandonb.10.28.16

