

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
PL18-0028

PROJECT DESCRIPTION: Camp Korey applied for a waiver of forest practice moratorium with Skagit County Planning and Development Services. The previous property owner (Camp Brotherhood) obtained a class III forest practice permit from the Washington Department of Natural Resources on February 18, 2015. The approval of this class III forest practice permit is subject to the provisions of SCC 14.24.110(4), including a 6 year development moratorium. The current property owner and applicant is seeking a waiver of the development moratorium in preparation of a modification of their master plan under their previous special use permit for the camp.

The special use permit modification will include the addition of approximately 50,000 square feet of camper cabins, recreation, administrative and support buildings, additional roads/parking areas and infrastructure upgrades. The project will require excavation of approximately 264,500 cubic yards of soil and the placement of approximately 213,500 cubic yards of fill material for the proposed improvements. The subject site is located within the Secondary Forest - Natural Resource Lands and Industrial Forest - Natural Resource Lands zoning/comprehensive plan designated area. For additional information contact the County.

Proponent: Camp Korey, 24880 Brotherhood Road, Mount Vernon, WA 98274

Location of proposal: The site is located at 24880 Brotherhood Road; within a portion of Section 30, Township 33 North, Range 5 East, WM, Skagit County, WA (P18315, P18359, P18365, P18366, P18368, P18369, P18370, & P119623).

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 16.12. 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 be maintained and 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 the Skagit County Stormwater Management Ordinance, SCC 14.32, as it relates to increased runoff 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 and roads constructed 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). The applicant shall be responsible for ensuring that all development activities do not encroach into wetlands and streams and their associated buffers. Any impact to the wetlands or associated buffers from development activities shall be immediately restored. The new access road will cross 3 streams. Critical areas mitigation is required for the intrusion of the new access road into critical areas streams and associated buffers.

7. A Construction Stormwater General or Industrial Permit 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.
8. 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.
9. A traffic analysis shall be completed to the satisfaction of Skagit County Public Works for the subdivision proposal, consistent with Skagit County Road Standards.

A Copy of this MDNS shall be kept on site and made available to inspecting agencies during all phases of development.

Failure to comply with any of these conditions will result in all work on the site being stopped until the condition is remedied.

This MDNS is issued under 197-11-350(2). The lead agencies will not act on this proposal for 15 days from the date of publication.

Written comments must be received no later than 4:30 pm on: **November 2, 2018**
Email correspondence **will not be accepted**, however comments may be submitted via the PDS website under the "current legal notices" tab. (www.skagitcounty.net/pdscomments)

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 (14) calendar days after the date of the threshold determination.

Appeals must be submitted by **November 16, 2018**.

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: John Cooper, Natural Resource Planner

MAILING ADDRESS: Skagit County Planning and Development Services, 1800 Continental Place,
Mount Vernon, WA 98273

Phone: (360) 416-1334

Date: 10-15-2018 Signature John Cooper
On behalf of Hal Hart,
Planning and Development Services Director

cc: WSDNR, WSDOE, WSDFW, WSDOT, WSDAHP, NWCAA, Skagit County Public Works, Skagit County Fire Marshal, Fire District 15, Skagit River System Cooperative, Swinomish Tribal Community, Upper Skagit Tribal Council, Samish Indian Nation Tribal Council, Applicant.

Please publish: October 18, 2018.
CampKorey.johnc.10.19.18