

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

For

Padilla Bay Properties Binding Site Plan
File # **PL18-0276**

PROJECT DESCRIPTION: Binding Site Plan application (#PL18-0276) for the creation of eight (8) light industrial/manufacturing lots ranging in size from .57 acres to 1.21 acres on a 5.4 acre site. The proposal will include the placement of approximately 2,600 cubic yards of material and the excavation of approximately 3,800 cubic yards of material for the driveway and utility improvements. The proposed project is located within the Anacortes UGA Urban Development District (A-UD) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. The City of Anacortes classifies the site as Light Manufacturing (LM1).

PROPONENT: Padilla Bay Properties LLC, c/o Jeff Benham, 1100 E. College Way, Suite A, Mount Vernon, WA 98273.

PROJECT LOCATION: The project is located at 9790 Padilla Heights Road, Anacortes, within a portion of Section 3, Township 34N, Range 2E W.M., situated within Skagit County, Washington. (P19777)

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 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 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 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The applicant shall comply with the City of Anacortes Development requirements per SCC 14.16.220.
8. Cascade Natural Gas Company, Kinder Morgan Pipeline, and BP Olympic Pipeline Company shall be notified of any proposed work within 100 feet of their pipeline. The applicant shall call 811 prior to any ground work commencing.
9. This project will be subject to one of Ecology's National Pollutant Discharge Elimination Systems

(NPDES) permits. 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.

10. 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.

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: **October 5, 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 fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted no later than: **October 19, 2018**

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) 416-1320

Date: 9-18-18 Signature Brandon Black
On behalf of Hal H. Hart
Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, Army Corps, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, City of Anacortes, WSDOT, Kinder Morgan Pipeline, BP Olympic Pipeline, Cascade Natural Gas, Applicant, Parties of Record

Please Publish: 9-20-18
PadillaBayProp.brandonb.09.21.18