

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

For: Vicki Grenier Forest Practice Conversion Application & SEPA #PL20-0403

Project Description: Notice is hereby given that on September 21, 2020, Matt Mahaffie, on behalf of Vicki Grenier, filed a Forest Practice Conversion application and a State Environmental Policy Act (SEPA) checklist to convert one and three quarter acres from timber production to residential use. The total acreage of ownership is 20.08 acres. The expected harvest volume is 18,000 board feet. The project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area, as indicated in the Skagit County Comprehensive Plan. The application was determined to be complete for review purposes and a letter of completeness was issued on November 17, 2020.

Proponent: Vicki Grenier, 1601 Georgia Ave, Anacortes, WA 98221

Project Location: The project is located on 4831 Robinwood Lane, Bow and is within Section 26, Township 36N, Range 3E, WM, situated within Skagit County, Washington. (P129998 & P107823).

Lead Agency: Skagit County Planning & Development Services

Decision: 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 upon request. This determination is subject to the mitigation measures as identified below; which shall be deemed conditions of approval of the application, 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. The conditions are as follows:

- *A 50-foot vegetated buffer and an 85-foot building development setback from the top of the slope shall be implemented for any future developments within the building envelope, as indicated in Figure 2 of the Geologic Hazard Site Assessment, by Cooper GeoSciences, dated November 6, 2020.*
- *Place Low Impact Development (LID) stormwater management techniques that are used for the proposed development in the development area as far south as possible. This includes stormwater pools, ponds, swales, or any stormwater design that detains surface runoff prior to infiltration or dispersal.*
- *No stormwater runoff from impermeable surfaces shall be directed across or toward the slope face, in accordance with all applicable stormwater discharge regulations.*
- *Setbacks and buffers shall not be logged prior to, during, or after construction of the proposed development. Limbing may be performed in accordance with local ordinances and should be performed by a knowledgeable person or qualified professional to avoid damage to the tree(s); however, tree topping shall not take place.*
- *Plant debris or soil should not be placed or stored on the slope or near the top of the slope.*
- *Pursuant to SCC14.24.090, an approved Protected Critical Areas site plan shall be recorded with the Skagit County Auditor's office.*

A Copy of this MDNS and the approved Department of Natural Resources Forest Practice permit shall be kept on site and made available to inspecting agencies during all phases of harvest & grading activity.

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

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, 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 January 5, 2021.

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brannon McNellis, Assistant Planner

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

PHONE: (360) 416-1320

Date: December 22, 2020

Signature: Brannon McNellis

On behalf of Hal Hart, AICP

Director of Planning and Development Services

cc: WDOE, WDFW, WDNR, WDOT, Skagit County Public Works, Skagit County Fire Marshal, Swinomish Indian Tribal Community, Skagit River System Cooperative, Upper Skagit Indian Tribe, Samish Indian Nation, DAHP, Applicant.

Please Publish: December 24, 2020

Grenier.brannonm.12.25.20