

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

For
The Doyle Trust
File # **PL19-0593**

PROJECT DESCRIPTION: Notice is hereby given that on October 7, 2019 Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review completed in conjunction with Forest Practice Conversion Application PL19-0593. The proposal includes the harvest of approximately 45,000 board feet of timber on an approximate 8 acre portion of two parcels totaling 10 acres. The applicant proposes to convert the area for residential development. Future development plans include subdividing the two parcels into four 2.5 acre residential lots. After harvesting the timber, the applicant will remove stumps and complete some minor grading to level and fill the stump holes. Grading for the forest practice activity is anticipated to be 70 cubic yards or less. The parcel is located within the Rural Intermediate (RI) zoning/comprehensive plan designated area.

Proponent: Mr. Karl Stout, 8580 Turners Bay place, Anacortes, WA 98221
Doyle Trust, 700 Haddon Road, Anacortes, WA 98221

Location: The subject site is located at 6842 & 6876 Hiline Road, Anacortes in the East ½ of the NW ¼ of the NE ¼ of the SE ¼ of Section 31, Township 35 North, Range 2 East (*Parcel P33409*) and in the East ½ of the SW ¼ of the SE ¼ of the NE ¼ of Section 31, Township 35 North, Range 2 East, Skagit County, WA (*Parcel P112877*).

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). 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 Planning and Development Services shall be in place prior to any ground disturbance. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Stormwater Management Ordinance, SCC 14.32.060. Said measures shall remain in place until completion of the project. The applicant shall comply with the provisions of SCC 14.32 of the Skagit County Stormwater Management Ordinance as it relates to increased runoff resulting from additional impervious surfaces.
2. The applicant shall comply with all relevant provisions of section 14.24 of the Skagit County Critical Areas Ordinance. No disturbance, including development of any kind, timber harvest, excavation or placement of fill, shall occur within any geologic hazard areas, wetlands or fish & wildlife habitat conservation areas and associated 30 to 110 foot buffers as identified in the Geologically Hazardous & Fish and Wildlife Assessment and Wetland Delineation report completed by Edison Engineering, dated December 2, 2019. Any unintended impact to the critical areas or associated buffers from timber harvest activities shall be immediately restored.
3. Should any human remains, archaeological, historic or cultural materials be discovered during

grading and construction activities, 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 Archaeology 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.

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.

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

Comments must be submitted by January 24, 2020.

You may appeal this threshold determination by addressing those criteria as set forth in SCC 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 February 7, 2020.

RESPONSIBLE OFFICIAL: Hal Hart, Director SC Planning & Development Services

CONTACT PERSON: John Cooper, Natural Resource Planner

Address: Skagit County Planning and Development Services
1800 Continental Place
Mt. Vernon, WA 98273

Phone: (360) 416-1334

Date: _____ Signature _____

cc: WSDOE, WSDFW, WSDNR, NWCAA, WSDAHP, SCPW, SC Fire Marshal, Samish Indian Nation, Swinomish Indian Tribal Community, Upper Skagit Indian Tribe, Skagit River System Coop, City of Anacortes, Applicant

Please publish January 9, 2020.
DoyleTrust.johnc.01.10.20