

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION**

SHORELINE SUBSTANTIAL DEVELOPMENT/CONDITIONAL USE PERMIT PL06-0607

Notice is hereby given that Clear Valley Environmental Farm, LLC and Clear Valley Environmental Farm II, Inc., who is the owner of the below described property has filed an application for a Shoreline Substantial Development/Conditional Use Permit for proposed wetland restoration activities on approximately 396 acres of property. The proposed restoration is intended to be utilized as a wetland mitigation bank. In addition, a native seed and plant nursery is also proposed. The project would occur in three phases.

Phase 1 is proposed to include the restoration of wetland and floodplain hydrology to the majority of the site by filling all of the existing drainage ditches on the wetland site and constructing three engineered log jams (ELJ), one in Nookachamps Creek and two in East Fork Nookachamps Creek.

Phase 2 will include constructing four high flow back channels off Nookachamps Creek and the East Fork of Nookachamps Creek, regrading the restoration site and planting native vegetation across the site. Phase 3 will involve the removal of temporary access roads throughout the restoration site and converting them to a mix of forested wetland and upland habitats. The use of approved aquatic herbicides for control of invasive plant species is proposed.

Phase 3 will also include additional grading of the site as warranted by the hydrology established onsite in Phases 1 and 2. If grading does occur in Phase 3, the disturbed areas would also be planted with native vegetation. The proposal is intended to raise groundwater levels and restore floodplain hydrologic conditions on the restoration site.

Backfill material will come from the excavation associated with ELJ construction and from existing earthen berms adjacent to the drainage ditches. Excavation materials from Phase 1 are estimated at 1,490 cubic yards. Fill material from Phase 1 is estimated at 12,449 cubic yards. Excavated materials for Phase 2 are estimated at 1,025,440 cubic yards. The quantity of fill material required for Phase 2 is estimated at approximately 289,900 cubic yards. The proponents intend to stockpile the excess material in areas on their property, but off the restoration site. Hydraulic and hydrologic conditions on and adjacent to the project site were evaluated by the proponents and are described in a document entitled *Hydrologic and Hydraulic Basis of Design Report* (Herrera 2006) and an updated HEC-RAS hydraulic model in the *Skagit Environmental Bank Response to Skagit County and Public Comments* (Clear Valley Environmental Farm 2007). The phased construction allows the proponents to monitor and evaluate their actions on the hydrologic conditions of the restoration site. Sections of the existing bridge crossing Nookachamps Creek, containing creosote timbers, will be replaced with non-treated timbers and decking material.

The proposed project is located just east of the Mount Vernon city limits. The property is bordered generally by State Route (SR) 538 to the south, SR 9 and Babcock Road on the east and Swan Road on the northern end. Located within a portion of Sections 10, 11, 14 and 15, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

The completed application materials are on file with the Skagit County Department of Planning and Development Services. This information is available to the public on request.

Said development is proposed to be within the Nookachamps Creek area and is designated a Rural Shoreline Area.

A public hearing before the Skagit County Hearing Examiner is required for this proposal.

Any person desiring to express his or her views or to be notified of the action taken on this application should notify Betsy Stevenson in writing of his or her interest within thirty (30) days of the final date of publication of this notice which is February 21, 2008.

Written comments must be received by March 22, 2008.

Email correspondence will not be accepted.

CONTACT PERSON: Betsy Stevenson, AICP, Senior Planner, Team Supervisor

ADDRESS: Skagit County Planning and Development Services

1800 Continental Place

Mount Vernon, WA 98273

PHONE: (360) 336-9410

Transmitted to the Skagit Valley Herald: February 12, 2008.

Please publish February 14 and February 21, 2008.

Mailed to the applicant and parties of record on February 14, 2008