

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

For  
Western Valley Farms  
File # **PL17-0489**

PROJECT DESCRIPTION: Notice is hereby given that on October 9, 2017, Skagit County Planning and Development Services approved the independent State Environmental Policy Act (SEPA) checklist review #PL17-0489 for the construction of approximately 70,500 square feet of dairy barns (two 60' x 70' barns, one 65' x 340' barn, and a future 40,000 square foot future barn). The property is the location of an active dairy farm with approximately 89,000 square feet of existing dairy barns and associated agricultural accessory structures. The proposed project is located within the Agricultural – Natural Resource Lands (Ag-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended.

PROPOSER: Western Valley Farms LLC, c/o Steve and Jeff Boon, 20616 Bulson Road Mount Vernon, 98274. Project Contacts: JJB Permit Consulting, c/o Jodi Boyden, 1029 Polte Road, Sedro-Woolley, WA 98284.

PROJECT LOCATION: The project is located at 18550 Hickox Road, Mount Vernon, within a portion of Section 6, Township 33N, Range 4E W.M., situated within Skagit County, Washington. (P16412, P16411, P46436, P46439)

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 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 (Skagit County Critical Areas Ordinance) of the Skagit County Code.
7. A Construction, or Industrial, Stormwater General Permit (NPDES) 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.

**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 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 26, 2017.**

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) 416-1326

Date: 10-10-17 Signature Brandon Black

*On behalf of* Dale Pernula

AICP, Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, PUD #1, Drainage Dist. #17, Farmland legacy program, Applicant

**Please Publish: 10-12-17**

WesternValleyFarms.brandonb.10.13.17

