

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

**For:** Greg Hinton, Edison Fields LLC

**File # PL21-0134**

**PROJECT DESCRIPTION:** Notice is hereby given that on March 12, 2021, the applicant applied for both a Special Use Permit application and SEPA environmental review to permit a “Farm & Habitat Enhancement” project at the subject property. According to Assessor’s records, the subject property is 156.26 acres. The subject application was deemed complete on April 8, 2021

The enhancement project includes but is not limited to the following: Excavation of 3 new swales to better distribute water through the project area and to promote drainage between shallow depressional areas and existing ditches (Excavation includes up to 799 cubic yards of soil to create these swales).

Excavation of five (5) shallow (1-2 feet deep) depressions, 3 in the northern portion of the project area and two in the south excavated to facilitate groundwater recharge and to improve wildlife habitat and nutrient cycling during the non-growing season (total depressional areas would encompass 15.7 acres and would require approximately 7,209 cubic yards of soil). Soil excavated from depressional areas would be placed in spoil disposal areas.

Install 3 new water control structures to replace existing infrastructure that’s been damaged and/or not capable of providing landowner with control over drainage from the artificial ditch system (open culverts). Each new water control structure installed would be in a berm and consist of a foundation of gravel and rock; an inline water control structure (agri-drain) and about 40 linear feet of 24-inch diameter pipe

The subject property lies in 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.

**PROPONENT:** Greg Hinton, Edison Fields, LLC; C/O: Contact Person, CK Eidem; Ducks Unlimited Inc; 17700 SE Mill Plain Blvd., Vancouver, WA 98683

**PROJECT LOCATION:** The subject property is addressed as 6415 Farm to Market Road, Bow, Washington, and is located in a portion of Section 04, Township 35 North, Range 03 East, Willamette Meridian, situated in Skagit County, Washington. (Parcel #: P33793)

**LEAD AGENCY:** Skagit County Planning and Development Services Department.

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 the completion of the project.
2. No track out of dirt is permitted. For the duration of construction activities, the applicant shall sweep track

out dirt and debris from county roadways /right of ways adjacent to the subject property.

3. The applicant shall comply with Northwest Clean Air Agency (NWCAA) requirements.
4. 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. Best Management practices shall be utilized throughout the life of the project.
5. The applicant shall comply with Fire Code Standards.
6. An engineered soils compaction report shall be required for all structures placed on fill material.
7. The applicant shall comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
8. The proposal, and site development, shall comply with all applicable requirements of SCC 14.16, and specifically SCC 14.16.400, and 14.16.400(4).
9. This project may 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.

**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: **June 17, 2021**

**RESPONSIBLE OFFICIAL:** Director of Planning and Development Services  
**CONTACT PERSON:** Kevin Cricchio, AICP, Senior Planer  
**MAILING ADDRESS:** 1800 Continental Place, Mount Vernon, WA 98273.  
**PHONE:** (360) 416-1423

**Date:** **June 3, 2021**                      **Signature:** **Kevin Cricchio**  
(On behalf of Hal Hart, Planning and Development Services Director)

CC: Public Works Department, Fire Marshall, Critical Areas Planner, Water Resources Planner, Health Department, Northwest Clean Air Agency, DAHP, DOE, WDFW, USACE, Samish Tribe, Upper Skagit Tribe, Skagit Cooperative, Skagit County Drainage Irrigation District

**Please Publish in the Skagit Valley Herald: June 3, 2021**