

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And NOTICE OF DECISION
For
BJLN HOLDINGS (Lindell Yachts)
File # PL22-0170

PROJECT DESCRIPTION: Notice is hereby given that on May 2, 2022, Skagit County Planning and Development Services approved the independent State Environmental Policy Act (SEPA) checklist review (#PL22-0170) for the construction of a 31,360 square foot, pre-engineered metal building, for the purpose of housing administration offices and a yacht assembly facility. The project will also include site improvements to accommodate employee and guest parking, delivery/shipping truck access and holding areas, secure storage area for components and vehicles as well as space for the future expansion, or tenant buildings, of approximately 60,000 square feet. The site is approximately 5.63 acres. The project includes the excavation of approximately 25,000 cubic yards of material and the placement of approximately 22,000 cubic yards of material for all phases of site development. The proposed project is located within the Bayview Ridge Light Industrial (BR-LI) 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: BJLN Holdings, LLC, c/o Brian Kott, 7703 81st Ave NW, Gig Harbor, WA 98335.
CONTACT PERSON: Jeremy McNett, 1005 4th Street, Anacortes, WA 98221.

PROJECT LOCATION: The proposed project is located along the northeast corner of the intersection of Peterson Road and Bay Ridge Drive immediately south of 11857 Bay Ridge Drive, on Lot 4A of the Bay Ridge Business Park Binding Site Plan Phase 4, Burlington, within a portion of Section 34, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P125000).

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 the completion of the project.
2. The applicant shall comply with Northwest Clean Air Agency (NWCAA) 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. Best Management practices shall be utilized throughout the life of the project.
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 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The proposal, and site development, shall comply with all applicable requirements of SCC 14.16, and specifically SCC 14.16.180, SCC 14.16.210, SCC 14.16.215 and SCC 14.16.830.

8. The connection to the City of Burlington sewer system will require an approved sewer connection permit. Sewer connection plans prepared by a licensed civil engineer must be submitted to, and approved by, the City of Burlington prior to constructing any sewer infrastructure. Full compliance with all City sewer design standards and specifications will be required, including, but not limited to, compliance with Chapter 13.04 BMC.
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) 927- 4900.
10. Should any human remains, archaeological, historic or cultural materials be discovered during construction, 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 Archeology 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.

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: **May 19, 2022**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Brandon Black, Current Planning Manager
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.
PHONE: (360) 416-1320

Date: 5-3-22 Signature Brandon Black.

On behalf of Hal Hart
Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, Skagit County Water Resources, WSDF&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, PUD, City of Burlington, Port of Skagit, Drainage Dist. #14, Drainage Dist. #19, Dike Dist. #12, Jenna Friebel, Applicant, Parties of Record

Please Publish: 5-5-22