

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES  
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)  
And NOTICE OF DECISION  
For  
File # BP24-0886**

**PROJECT DESCRIPTION:** Notice is hereby given that on June 3, 2025, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review completed in conjunction with Grading Permit application #BP24-0886 for the re-alignment of ditches to improve agricultural production and efficiency for a proposed blueberry farm. The project will consist of approximately 4,750 cubic yards of fill, 4,750 cubic yards of excavation and 40,250 square feet of disturbed area. The proposed project is located within the Agricultural – Natural Resource Lands (Ag-NRL) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps.

**PROPONENT:** Hargevan Singh Gill, BC Blueberries Farm, Ltd, 3380 Interprovincial Highway, Abbotsford, BC V3G 2P2

**PROJECT CONTACT:** David Lervik, Lervik Engineering, P.O. Box 684, Anacortes, WA 98221

**PROJECT LOCATION:** The project is located at 25512 Minkler Road, Sedro-Woolley, within a portion of Section 20, Township 35N, Range 5 E W.M., situated within Skagit County, Washington (P40026, P67891, P67892 & P67900).

**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, must be in place prior to the proposed land disturbance activity. 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 must comply with Northwest Clean Air Agency (NWCAA) requirements.
3. The applicant must 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 the provisions of Chapter 14.34 of the Skagit County Code (Flood Damage Prevention).
5. The applicant must comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
6. 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 Northwest regional Office

at (360) 927- 4900.

7. 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 of adequate size to protect it from further disturbance until the State provides a notice to proceed. 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. The discovery of any human skeletal remains must be reported to law enforcement immediately. If following consultation with the above parties it is determined that further archaeological and cultural resource assessments are 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.
8. The project must obtain and comply with all Washington State Department of Ecology and Washington State Department of Fish & Wildlife permits and approvals.

**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, however the appeal period ends on a holiday and therefore will be extended to the next business day.

Appeals must be submitted no later than: **June 20, 2025**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Allison Sanders, Senior Planner

MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273

PHONE: (360) 416-1320

Date: 6-3-25

Signature: Allison Sanders

*On behalf of Jack Moore*

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, Swinomish Indian Tribe, Army Corps, Critical Areas, Stormwater, Water Resources, Applicant, Contact, Parties of Record

Transmitted to for publication: 6-3-25

**Please Publish: 6-5-25**