

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

For

**Washington State University - State Environmental Policy Act (SEPA) Permit # PLAN2-2026-0002**

PROJECT DESCRIPTION: Notice is hereby given that on March 31, 2026, Skagit County Planning and Development Services approved the independent State Environmental Policy Act (SEPA) checklist review (#PLAN2-2026-0002) for the “Washington State University” Greenhouse project. The proposal consists of constructing a new 3,400 square-foot greenhouse at the Washington State University Mount Vernon Northwestern Washington Research and Extension Center campus. Proposed site improvements total approximately 5,000 square feet, including new and replacement hard surface areas. Improvements include approximately 450 square feet of parking and driving surfaces and approximately 1,200 square feet of new sidewalk. Approximately 62 cubic yards of fill are anticipated for site preparation. The project was previously reviewed under Special Use Permit and SEPA approvals PL03-0869 and PL20-0035.

The project site is located within the Agricultural–Natural Resource Lands (AG-NRL) zoning and Comprehensive Plan and designation, as identified in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, as thereafter amended.

**PROJECT LOCATION:** The site is located at 16602 State Route 536 and 16650 State Route 536, Mount Vernon, WA 98273 , within a portion of Section 14, Township 34N, Range 03E W.M., situated within Skagit County, Washington. (Parcel (s) 21943, 21841, 21939, 21941, 100509, 21925 (Project Area) , 115497, 21956, 21950, 21929, 21924, and 21876).

**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 reviewing 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. No track of dirt onto county roads 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.
2. Development Services mentation 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.
3. The applicant must comply with Northwest Clean Air Agency (NWCAA) requirements.
4. 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. All activities must be consistent with Stormwater Pollution Prevention Plan prepared by a registered Professional Engineer on March 2024.
5. The applicant shall comply with the provisions of Chapter 14.34 of the Skagit County Code (Flood Damage Prevention).
6. The applicant must comply with Fire Code Standards.
7. The applicant shall comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
  
8. This project may be subject to one of Ecology’s National Pollutant Discharge Elimination Systems (NPDES)



