

**LR22-01 Bertelsen Farms Comprehensive Plan & Zoning Map Amendment
Determination of Non-Significance (DNS) and Incorporation by
Reference of Existing Environmental Documentation**

Description of Proposal: Skagit County Comprehensive Plan and Zoning Map amendment. This proposal will rezone approximately 69 acres of Rural Reserve designation to Small Scale Recreation and Tourism. Bertelsen Farms is interested in expanding the existing winery facility and developing a campground, dog park, brewery, and growing hops and bees.

Proponent: Richard Bertelsen, Bertelsen Farms LLC

Location of Proposal: 20598 Starbird Road, Mount Vernon, WA 98274

Lead Agency: Skagit County Planning & Development Services.

Threshold Determination: Skagit County has determined that this non-project proposal 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 completed environmental checklists and other information on file with the lead agency. This information is available to the public on request and at www.skagitcounty.net/Departments/PlanningAndPermit/communplan.htm

This determination of non-significance is issued under WAC 197-11-340(2); Skagit County will not act on this proposal for at least 14 days from the date of this notice. **Written comments on this threshold determination must be submitted by 4:30 pm, November 10, 2022.**

Appeals process: Pursuant to SCC 16.12.210, no administrative appeal process is available for this DNS on this legislative action. Appeals may be filed with the Western Washington Growth Management Hearings Board, following final Board of County Commissioner action on the proposal, based on written comments submitted on the DNS by the deadline noted above.

Comments: Comments are accepted digitally or on paper, please include (1) your full name, (2) your mailing address, and (3) the proposal name in the subject line. Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us. Include your comments in the body of your email message rather than as attachments. Please direct any comments concerning this threshold determination to:

Jenn Rogers, Associate Long Range Planner
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, Washington 98273
(360) 416-1320

SEPA Responsible Official: Hal Hart, AICP, Director/Administrative Official,
Skagit County Planning & Development Services



Signature _____

Hal Hart, Director/Administrative Official
Skagit County Planning & Development Services

Date of Decision: October 19, 2022

Publication Date: October 20, 2022

CC:
SEPA Register
City of Anacortes
City of Burlington
City of Mount Vernon
City of Sedro-Woolley
Skagit County Drainage and Irrigation District Consortium
WA Department of Archeology and Historical Preservation
WA Department of Commerce
WA Department of Ecology
WA Department of Health
WA Department of Natural Resources
WA Department of Transportation
Parks and Recreation Commission
Port of Skagit County
Samish Indian Nation
Sauk-Suiattle Tribal Council
Skagit River Systems Cooperative
Stillaguamish Tribe of Indians
Swinomish Tribal Community
Town of Hamilton
Town of La Conner
Town of Lyman
Upper Skagit Tribal Council
WDFW