

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES**  
**NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**  
For  
West Coast Reduction USA, Inc.  
File # **PL21-0503**

Notice is hereby given that on September 23, 2021, Jeremy McNett (Architect), on behalf of West Coast Reduction USA, Inc., c/o Ken Ingram, filed an independent State Environmental Policy Act (SEPA) checklist (#PL21-0503) to develop a 4.27 acre site for a new transfer facility for West Coast Reductions. The site will transfer vegetable oil and tallow from rail to truck. The material is heated and pumped to above ground tanks for storage. When ready for transport, the material will be re-heated and pumped into trucks for export to a British petroleum biodiesel plant. The project proposes to extend a BNSF rail spur to the site and terminate it adjacent to a new 4,550 square foot pre-engineered metal transfer building that will house equipment and boilers for the transfer process from rail to truck. The project includes the construction of two pads for two 1,440 square foot pre-manufactured modular buildings that will house offices and employee spaces. The project includes the excavation of approximately 35,734 cubic yards of material and the placement of approximately 10,765 cubic yards of material. The proposed project is located within the Bayview Ridge Heavy Industrial (BR-HI) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. A letter of completeness was not issued and the application was determined to be complete for review purposes on September 28, 2021.

The proposed project is located along the east side of McFarland Road (North/South section of the roadway), on Lot 3 of the Sierra Pacific Binding Site Plan recorded under Auditor's file #200911160068. The site address is 14662 Ovenell Road, Burlington, within a portion of Section 9, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P129951).

A completed Environmental Checklist, site plan, and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits will be required for this proposal from Skagit County Planning and Development Services including: Approved Grading, Building, Floodplain and Utility permits.

A decision on the application will be made within 120 days of the date the application was determined complete, which was 9-28-21. A public hearing before the Skagit County Hearing Examiner is not required for this project. Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black **in writing** of his or her interest within Fifteen (15) days of the date of publication of this notice which is 9-30-21. Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Written comments must be received no later than 4:30 pm on: **October 15, 2021.**

Email correspondence **will not be accepted**, however, comments may be submitted via the PDS website under the "recent legal notices" tab. ([www.skagitcounty.net/pdscomments](http://www.skagitcounty.net/pdscomments))

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-11-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Brandon Black, Current Planning Manager

Skagit County Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA. 98273  
(360) 416-1326

Transmitted to the Skagit Valley Herald and Mailed to applicant 9-28-21

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, City of Burlington, Port of Skagit, Drainage Dist. #14, Drainage Dist. #19, Dike Dist. #12, Jenna Friebe, WSDOT, BP Olympic Pipeline, Kinder Morgan Pipeline, Cascade Natural Gas, Applicant

**Please publish: 9-30-21**

WestCoast.brandonb.10.01.21