

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION**

For
NextEra Energy Resources Development, LLC
File # **PL23-0408**

Notice is hereby given that on September 12, 2023, David Lawlor, on behalf of NextEra Energy Resources Development, submitted a Hearing Examiner Special Use Permit application (#PL23-0408) to allow a new utility-scale battery energy storage system (BESS). The project is classified as a major utility development, as defined in SCC 14.16.020. The BESS would be situated on 22.55 acres on parcels P129949 and P21265 to store up to 200 megawatt-hours of energy. The project also includes a 115-kilovolt overhead generation tie line (gen-tie line), which would extend approximately 2,240 feet northwest across parcels P21273 and P21272 to connect to the Puget Sound Energy's (PSE) Fredonia Substation. The project would provide local power capacity and grid resiliency in the nearby communities of Bay View, Avon, Mount Vernon, Burlington, and the greater Skagit County area. 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. The application was determined complete on September 29, 2023.

Project Location: The project is located on McFarland Road, which is accessed from Ovenell Road, Mount Vernon, WA 98273, within the northeast quarter of Section 09, Township 34 N, Range 03 E W.M., situated within Skagit County, Washington (P129949, P21265, P21272, P21273, and P129963).

Applicant: NextEra Energy Resources Development, c/o David Lawlor, 700 Universe Blvd E5E Juno Beach, FL, 33408.

Property Owners: Sierra Pacific Real Estate, LLC, PO Box 496028, Redding CA, 96049 (P21265, P129949 and P129963) and Puget Sound Energy, PO Box 97034, Bellevue, WA 98009 (P21272 and P21273).

Public Comment Period: Written comments must be received no later than **4:30 PM on October 20, 2023**. *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).*

Required Project Permits/Approvals: The following permits/approvals may be required in addition to the above: State Environmental Policy Act (SEPA), Critical Area Review, Land Disturbance Permit & Building Permits.

Existing Environmental Documents: A Special Use Permit application, Environmental checklist, wetland delineation report, hydrogeological report, 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.

Public Hearing(s): A public hearing before the Skagit County Hearing Examiner will be scheduled in the future in the Board of County Commissioners Hearing Room located at 1800 Continental Place, Mount Vernon, Washington, for the purpose of determining whether the Hearing Examiner should approve, modify and approve or deny the application as soon as all reviews are completed. Public notification of the hearing will be made consistent with Skagit County Code 14.06.150(3).

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the Skagit County Planning & Development Services Department at the address listed below. Any person desiring to express his or her views or to be notified of the action taken on this application should be in writing within the fifteen (15) day comment period.

Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the Skagit County Planning & Development Services Department located at 1800 Continental Place, Mount Vernon, WA 98273. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Robby Eckroth, AICP, Senior Planner; Phone: (360) 416-1328; Email: reckroth@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273.

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, WSDF&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, Fire District 2, Dike District 12, City of Burlington, City of Mount Vernon, Port of Skagit, Puget Sound Energy, WA Department of Commerce, WA Energy Facility Site Evaluation Council, NextEra Energy Resources Development

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