

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

**For  
Special Use Permit Application #PL23-0408  
Proposed by NextEra Energy Resources Development, LLC**

Notice is hereby given that on January 2, 2025, the Skagit County Hearing Examiner approved Special Use Permit Application #PL23-0408 filed by NextEra Energy Resources Development LLC to allow for the construction of a new utility-scale Battery Energy Storage System (BESS). The proposed BESS would be situated on 22.55 acres of an approximate 31.29-acre site with the capability of storing up to 200 megawatt-hours (AC) of energy by a 4-hour duration inside the power conversion system (PCS) units. The Mount Vernon BESS Project includes a 115-kilovolt (kV) overhead gen-tie line to interconnect to the Puget Sound Energy (PSE) Fredonia substation. The use is classified as a Major utility development per Skagit County Code (SCC) 14.16.190(5)(c). Located on P129949 and P21265 along the west side of McFarland Road (Fredonia Road) (P131483), south of Ovenell Road, with the adjacent easterly properties addressed at 14658, 14660 and 14662 Ovenell Road (P117970, P129950, and P129951 respectively), Mount Vernon within a portion of Section 9, Township 34N, Range 3E W.M., situated within Skagit County, Washington. Located within the Bayview Ridge Urban Growth Area 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.

**Proponent:** NextEra Energy Resources Development, LLC, c/o David Lawlor and Sara Twitchell, 700 Universe Boulevard, E5E, Juno Beach, FL 33408. **PROPERTY OWNERS:** Sierra Pacific Real Estate LLC, c/o Gary Blanc, P.O. Box 496028, Redding, CA 96049. Puget Sound Energy, c/o Holly Mouser, P.O. Box 97034, Bellevue, WA 98009.

Pursuant to Skagit County Code 14.06.200, the Notice of Decision shall be forwarded to parties of record, the applicant, and other applicable parties of interest. Affective property owners may request a change in valuation from the county assessor for property tax purposes notwithstanding any program of revaluation.

The applicant and/or a party of record may appeal the decision of the Hearing Examiner to the Skagit County Board of Commissioners pursuant to the provisions of SCC 14.06.410 (previously 14.06.120). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Development Services Department within 14 calendar days of the date of the Decision, which was January 2, 2025.

Appeals must be submitted by: January 16, 2025

Transmitted to the Skagit Valley Herald: January 7, 2025

**Please publish: January 9, 2025**

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