

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And NOTICE OF DECISION
For
Crossroad Ranch
File # **PL24-0187 & PL24-0192**

PROJECT DESCRIPTION: Notice is hereby given that on June 10, 2025, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review (PL24-0187) completed in conjunction with Hearing Examiner Special Use Permit application (PL24-0192) to allow a 7,200 square foot pole building with attached 1,920 square foot Barn to accommodate a private non-profit Ridding Arena. The operation will be non -profit equestrian youth mentoring program to provide an emotionally safe space for youth to engage with a horse in presence of volunteer adult mentor and Temporary fundraising events for the Ranch. The project will consist of approximately 1,482 cubic yards of fill, 1,969 cubic yards of excavation. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended.

PROPONENT: Kimberly S and Donald C Bryan, Po Box 185, Sedro-Woolley, WA 98284

PROJECT CONTACT: Kristine Smith, Facet, 2210 Riverside Drive #110 Mt. Vernon, WA 98273

Project Location: The project is located at 5334 Tenneson Road, Sedro-Woolley, WA 98284, Tract 23 of the Survey recorded under Auditors File Number (800321), Portion of Section 31, Township 36N, Range 05 E W.M., situated within Skagit County, Washington (P51173).

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 review of 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. Temporary erosion/sedimentation 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 14.22 and 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.
5. The applicant must comply with Fire Code Standards.
6. The applicant must comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. This project may be subject to one of Ecology's National Pollutant Discharge Elimination Systems

(NPDES) permits. A Construction Stormwater General or Industrial Permit may be required by the Department of Ecology (WSDOE) for this project. Contact the WSDOE Northwest regional Office at (360) 927- 4900.

8. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured of adequate size to protect it from further disturbance until the State provides a notice to proceed. Within 24 hours of the discovery, or as soon thereafter as possible, the developer shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington State Department of Archeology and Historic Preservation and affected tribes. The discovery of any human skeletal remains must be reported to law enforcement immediately. If following consultation with the above parties it is determined that further archaeological and cultural resource assessments are required, the project developer shall retain the services of a professional archaeologist to prepare such an assessment. Project work in the affected area shall only continue when in conformance with applicable state and federal laws.
9. The applicant must obtain all applicable state and federal permits before beginning any phase of construction.

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with the Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination .

Appeals must be submitted no later than: **June 26, 2025**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Deepti Khanna, Associate Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.
PHONE: (360) 416-1397

Date: June 10, 2025 Signature: **Deepti Khanna, Associate Planner**
On behalf of Jack Moore
Planning and Development Services Director

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, Drainage Dist. #12, Applicant, Contact, Parties of Record

Date Transmitted to Skagit Valley Herald for publication: June 10, 2025

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