

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
For: HF Sinclair Puget Sound Refining, LLC
File Numbers: SEPA: PLAN2-2025-0006 & Building Permit: BLDC-2024-0010

PROJECT DESCRIPTION: HF Sinclair Puget Sound Refining, LLC applied for SEPA environmental review (File # PLAN2-2025-0006) associated with an application for a Commercial Building Permit (File # BLDC-2024-0010) to permit the construction of a foundation associated with a new Operations Shelter that is approximately 24 feet wide by 40 feet in length. This new building will replace an existing building at the same location but with a slightly larger footprint inside refinery fences. There would be 2,235 square feet total of disturbed area, 1,785 square feet for the foundation, 160 square feet for walkways, 50 square feet for utilities trench, and 240 square feet for Duct Bank (DB) trench. Grading includes approximately 82 cubic yards of fill and 156 cubic yards of excavation/cut. SEPA is required due to the cumulative square footage onsite. The subject property is located in the Anacortes UGA Urban Development Zoning District of unincorporated Skagit County. The subject SEPA application was deemed complete on March 4, 2024.

Project Location: The subject property is addressed as 8505 South Texas Road, Anacortes, Washington, located in a portion of Section 34; Township 35 North, Range 02 East; Willamette Meridian situated in unincorporated Skagit County, Washington (Parcel P33502).

Applicant/Landowner: HF Sinclair Puget Sound Refining LLC, 2828 North Harwood Suite 1300, Dallas, Texas 75220

LEAD AGENCY: Skagit County Planning and Development Services Department

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.

MITIGATION MEASURES:

1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Planning and Development Services, shall be in place prior to the placement of any fill material. 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.
2. No track-out of dirt onto to 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.

3. The applicant shall comply with the Northwest Clean Air Agency (NWCAA). Please contact the Northwest Clean Air Agency to determine if any permits &/or requirements are required.
4. The project will need to meet all applicable requirements of Chapter 14.32 of Skagit County Code regulating Stormwater Management Best Management Practices (BMPs) shall be utilized throughout the life of the project.
5. The applicant shall comply with Fire Code Standards.
6. The applicant shall comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The proposal, and site development, shall comply with all applicable requirements of SCC 14.16, and specifically SCC 14.16.220.
8. This project may be subject to Ecology's National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (CSGP).
9. 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. 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. If following consultation with the above parties it is determined that an archaeological and cultural resource assessment is 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.

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355. The comment period ended on March 21, 2025.

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: **April 10, 2025**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Kevin Cricchio, AICP, ISA, Senior Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273
PHONE: (360) 416-1423

Date Issued: **March 27, 2025** **Signature:** **Kevin Cricchio, AICP, ISA**
 (On behalf of Jack Moore, Planning Director)

CC: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, WDOE, WDFW, WDNR, DAHP, SEPA Register, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit River Systems Coop, Swinomish Indian Nation, WSDOT, City of Anacortes Planning Department

Date Transmitted to Skagit Valley Herald: March 25, 2025

Please Publish in the Skagit Valley Herald: March 27, 2025