

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS:
For: HF Sinclair Puget Sound Refining, LLC
File Numbers: SEPA: PLAN2-2025-0006; Building Permit: BLDC-2024-0010

Notice is hereby given that on February 18, 2025, 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

Public Comment Period: Written comments must be received no later than **4:30 PM on March 21, 2025**. 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: Grading Permit, Construction Stormwater Permit, Commercial Building Permit, & Demolition Permit.

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a Mitigated Determination of Non-Significance (MDNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this **may be the only opportunity to comment on the environmental impacts of this proposal**. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA environmental checklist, Site Plan, Geotechnical Investigation, Geotechnical Engineering Report, Stormwater Plan Narrative and SWPPP, 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: No public hearing is required for SEPA environmental review.

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, 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 the application was deemed complete.

For Project Information: Kevin Cricchio, AICP, Senior Planner; Phone: (360) 416-1423; Email: kericchio@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

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 4, 2025

Date Published in Skagit Valley Herald: March 6, 2025

Date Emailed to Applicant: March 4, 2025