

**SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

**For: Housing Authority of Skagit County (HASC)
File Numbers: SEPA: PLAN2-2025-0043 &
Building Permits: BLDC-2026-0030 & BLDC-2026-0031**

PROJECT DESCRIPTION:

The proposal is for the construction of permanent farmworker housing, including two (2) two-story multifamily buildings (totaling 37,079 SF) with associated parking, landscaping, playground, and a playfield. The proposal will include a total of 31 units with a mix of two, three, and four-bedroom units ranging from 876 SF to 1,338 SF. The parcel adjacent to the north (P62437) was developed with seasonal farmworker housing in 2020. The proposal being analyzed is the next phase this development. Access to the site will be extended from the parking lot of the existing farmworker housing located to the north. The existing and proposed buildings will utilize the existing access driveway off Lafayette Road.

The subject property is located in the Burlington UGA Urban Development (B-UD) Zoning District and City of Burlington's Urban Growth Area (UGA). The SEPA application was deemed complete on December 30, 2025.

PROJECT LOCATION:

The subject property is currently addressed as 11560 Farmview Lane, Burlington, Washington and 20414 & 20415 Farmview Court, Burlington, Washington; located in a portion of the Southwest Quarter of Section 33; Township 35 North, Range 04 East; Willamette Meridian situated in unincorporated Skagit County, Washington (Subject Parcels: P62517 & P62504; Associated & Contiguous Parcels Under Same Ownership: Raspberry Ridge Phase 1: P62518; Raspberry Ridge Phase 2: P126057; Skagit County Seasonal Housing: P62437; Unassociated & Contiguous Parcels Under Same Ownership: P134673 & P126054).

APPLICANT/LANDOWNER:

Housing Authority of Skagit County, 1650 Port Drive, Burlington, Washington 98233

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

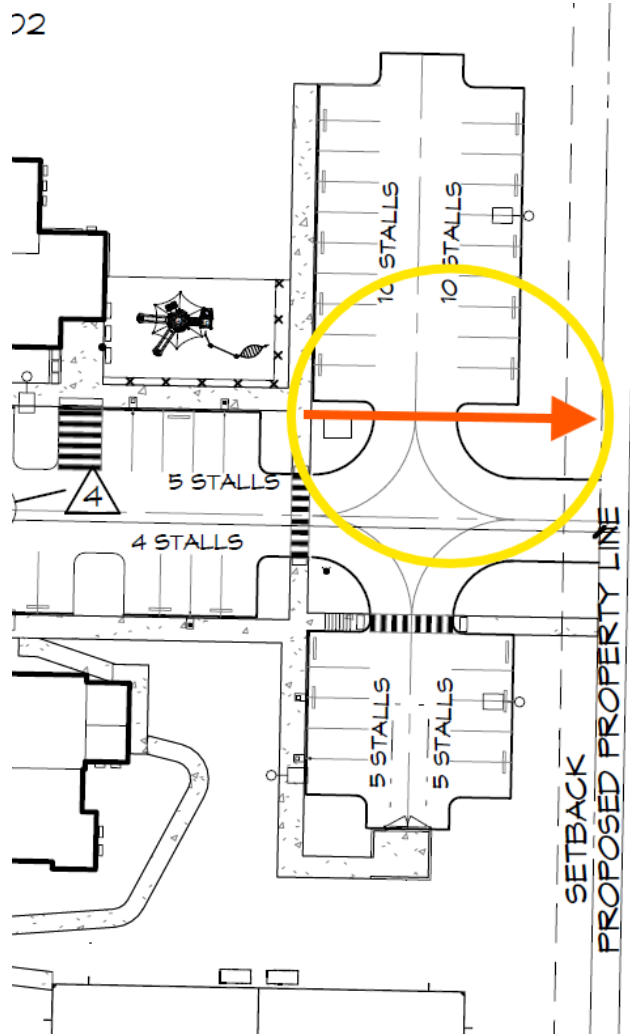
conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

MITIGATION MEASURES:

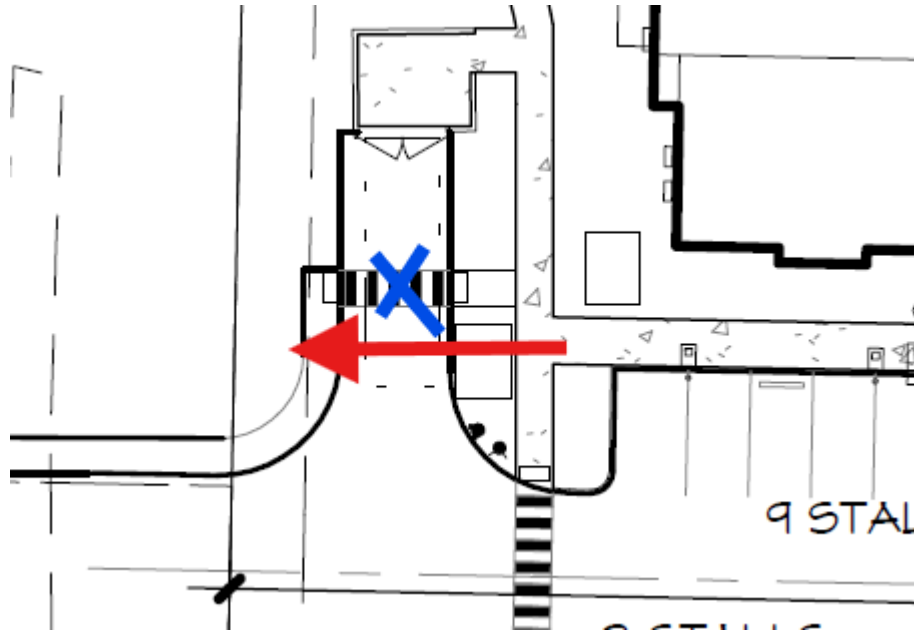
1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Planning and Development Services, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Stormwater Management Ordinance. Said measures shall remain in place until the completion of the project.
2. No track-out of dirt/debris 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 as needed.
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 Skagit County Code, Chapter 14.32 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 14.40 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The proposal, and site development, shall comply with all applicable requirements of SCC Chapter 14.12, and specifically SCC 14.12.100.
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.
10. Project will need to comply with SCC 14.30, 14.32 & 14.34. Building and/or land disturbance activity permit(s) will be required for any land disturbing activity.
11. For any non-residential proposals, public water system requirements must be met per Chapter 12.48 Skagit County Code (SCC) Rules and Regulations Governing Individual and Public Drinking Water Systems. This application indicates the project will be served by Skagit PUD. For obtaining a

building permit, the applicant will need to apply for Water System Evaluation and provide confirmation in writing from Skagit PUD that the proposed project will receive potable water per Chapter 12.48 of Skagit County Code (SCC), Rules and Regulations Governing Individual and Public Drinking Water Systems. The applicant will also need to verify that the proposed project will not adversely impact water quality in any existing wells. Any unused wells must be decommissioned per Washington Administrative Code (WAC) 173-160.

12. No land disturbance or development is permitted within the Protected Critical Area (PCA). Prior to any land disturbance the boundary of the PCA must be clearly marked in the field.
13. Application material response states that structures will be served by sewer. Written approval from the sewer utility will be required with all building applications for structures to be served by sewer.
14. Development shall comply with any recommendations/conclusions of the Traffic Impact Analysis (TIA) dated April 24, 2026, that was prepared by DN Traffic Consultants, Inc. All recommendations & conclusions shall be in place prior to Certificate of Occupancy (CO) being issued.
15. Development shall comply with the City of Burlington's requirements including but not limited to:
 - A. Prior to the issuance of any construction permits, civil and site improvement plans shall be reviewed by the City of Burlington for compliance with applicable City of Burlington development standards and municipal code requirements.
 - B. Landscaping plans, signed and stamped by a licensed landscape architect, shall be reviewed by the City of Burlington for compliance with applicable City of Burlington landscaping requirements.
 - C. A lighting plan and manufacture's specifications (cut sheets) shall be provided for all exterior light fixtures demonstrating compliance with City of Burlington exterior lighting codes.
 - D. The construction plans submitted for permit approval must be revised to include continuous sidewalks along both sides of the proposed Farm View Lane extension, and the sidewalks must follow a direct and non-circuitous route, extending all the way to the southern boundary of the site. The construction plans shall reflect the following specific changes:
 1. Extend the easternmost sidewalk all the way to the southern site boundary and provide a crosswalk as shown below:



2. Relocate the sidewalk near the dumpster enclosure to the west so to eliminate the indirect and circuitous sidewalk routing as shown below:



3. Prior to the issuance of any construction permits, civil engineering plans showing all sewer infrastructure, extensions, and connections shall be reviewed and approved by the City of Burlington. Prior to any final inspection or occupancy approvals all sewer infrastructure, extensions, and connections shall be inspected by the City of Burlington Sewer Supervisor.
4. Prior to the issuance of any construction permits a title notice shall be recorded specifying that the property owner is responsible for maintaining all onsite sewer infrastructure including the proposed pump station and force-mains. The language of the required title notice shall be reviewed and approved by the City of Burlington prior to recording.

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 January 29, 2026.

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 25, 2026**

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

Date Issued: June 11, 2026

Signature: Kevin Cricchio, AICP, RPP, MCIP, ISA

(On behalf of Jack Moore, Planning Director)

CC: Public Works Department, Fire Marshal's Office, Stormwater Review, Critical Area Review, Water Resources Review, GIS, Addressing, 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, City of Burlington's Planning Department, Burlington School District, Fire District #6, Dike District #12, WSDOT, & Skagit PUD

Date Transmitted to Skagit Valley Herald: June 09, 2026

Please Publish in the Skagit Valley Herald: June 11, 2026