

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) and NOTICE OF DECISION
For
Boy Scouts Of America / Mount Baker Council- State Environmental Policy Act
Permit # PLAN2-2026-0015

PROJECT DESCRIPTION: Notice is hereby given that on June 9, 2026, Skagit County Planning and Development Services completed the independent State Environmental Policy Act (SEPA) review (PLAN2-2026-0015). The project includes construction of the new 1,728-square-foot equipment storage shed at the Boy Scouts of America camp. The project proposes less than 5,000 square feet of new and replaced hard surfaces, including a roofed structure and gravel driveway. Approximately 50 cubic yards of cut and fill are anticipated for site preparation. The Boy Scouts of America camp was originally approved under Conditional Use Permit Written Order No. 48, issued by the Skagit County Board of Adjustment on September 9, 1971. The permit was subsequently amended in 1992 to incorporate additional land into the camp use area. The proposed project is located within the Secondary Forest—Natural Resource Lands (SF-NRL) zoning /comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended.

PROJECT LOCATION: The project site is located at 26027 Walker Valley Road, Mount Vernon, WA 98273 , within a portion of Section 33, Township 34N, Range 05E W.M., situated within Skagit County, Washington. (Parcel (s) 30574, 30608, 30594, 30609 (Project Area) and 30605 all parcels as one lot.

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.

MITIGATION MEASURES:

1. 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.
2. The applicant must comply with Northwest Clean Air Agency (NWCAA) requirements.
3. The applicant must comply with the provisions of Chapter 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.
4. The applicant must comply with Fire Code Standards.
5. The applicant must comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
6. 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.
7. 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.

8. 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.

Appeal: 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: Deepti Khanna, Associate Planner
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PHONE: (360) 416-1320

Date: June 9, 2026, Signature: Deepti Khanna, Associate Planner
On behalf of Jack Moore
Planning and Development Services Director

CC: WDOE, Public Works, Parks, NW Clean Air Agency, Fire Marshal, WDFW, Skagit River System Cooperative, DAHP, Upper Skagit Indian Tribe, Sauk-Suiattle Indian Tribe, Swinomish Indian Tribal Community, Samish Indian Nation, USACOE, Fire District #9, and Applicant.

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