Exhibit "18"

From: Fahrni, Cori
To: Jeanne M. Aungst
Cc: Storme, Roland
Subject: RE: [EXTERNAL] Skagit County SEPA notification for PLAN3-2026-0004 and PLAN2-2026-0003
Date: Tuesday, May 12, 2026 9:29:53 AM
Attachments: image001.png

Good morning,

Thank you for allowing us to view SEPA Notifications Plan 3-2026 and Plan 2-2026-0003. Washington State Department of Transportation has no comments at this time.

Have a wonderful day,
Cori

From: Jeanne M. Aungst <jaungst@co.skagit.wa.us>
Sent: Tuesday, May 12, 2026 9:13 AM
To: Michael Demers <demers@skagitpud.org>; addam.sad@cngc.com; Fahrni, Cori <cori.fahrni@wsdot.wa.gov>; Storme, Roland <roland.storme@wsdot.wa.gov>; 'agatam@nwcleanairwa.gov' <agatam@nwcleanairwa.gov>; Nora Kammer <nkammer@skagitcoop.org>; sepa@dahp.wa.gov; 'jenniferw@upperskagit.com' <jenniferw@upperskagit.com>; tomwooten@samishtribe.nsn.us; colin.m.greenan@usace.mil; lenat@lummi-nsn.gov; Josephine Jefferson (jjefferson@swinomish.nsn.us) <jjefferson@swinomish.nsn.us>; dan@scdd12.com; William@wabulb.com; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Jenna Friebel <jfriebel@skagitdidc.org>; Courtney Shilling <shilling@skagitpud.org>; R4Nplanning@dfw.wa.gov; sschuyler@upperskagit.com; jferry@samishtribe.nsn.us; kristin.m.murray@usace.army.mil; dkdist12@cnw.com
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Subject: [EXTERNAL] Skagit County SEPA notification for PLAN3-2026-0004 and PLAN2-2026-0003

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Skagit County SEPA notification for PLAN3-2026-0004 and PLAN2-2026-0003.

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS

For

Wilbur Ellis

Co., LLC.

File # **PLAN3-2026-0004**

Notice is hereby given that on February 5, 2026, Tammy Zempel, of Sound Development Group, on behalf of Wilbur Ellis Co., LLC, submitted a Hearing Examiner Special Use Permit application (PLAN3-2026-0004) and State Environmental Policy Act (SEPA) checklist (PLAN2-2026-0003) for the expansion of the existing agricultural support service business previously approved with Special Use Permit PL14-0433. The project includes construction of a new liquid tank farm consisting of a concrete containment (approximately 70' x 111' in size) with concrete containment load pads along the north and east sides, 20' in width, 24 storage tanks ranging from 30,000 gallons to 6,000 gallons, with 13 being constructed at the time of permit issuance, an 8' x 11' equipment shed, and tote racks. In addition, approximately 1,000 cubic yards will be excavated to prepare for the concrete pads and gravel subgrade, and 1,125 cubic yards of finish material to be imported. The proposed project is located within the Agricultural–Natural Resource Lands (AG–NRL) and 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. The application was determined complete on May 5, 2026.

Project Location: The project is located at 13586 Bay View Edison Rd, Mount Vernon, WA 98273, within the southeast quarter and the northeast quarter of Section 7, Township 34N, Range 03 E W.M., situated within Skagit County, Washington (P21188 and P21190).

Public Comment Period: Written comments must be received no later than **4:30 PM on May 29, 2026**. *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).

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a 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.

~Jeanne

Jeanne Aungst, Associate Planner, CPT

Skagit County Planning & Development Services
1800 Continental Place, Mount Vernon, WA 98273
Main line: 360-416-1320 Direct line: 360-416-1348

Email: jaungst@co.skagit.wa.us

Email communications with county employees are public records and may be subject to

disclosure, pursuant to Chapter 42.56 RCW

