Exhibit "25"

From:	Jeanne M. Aungst
To:	"Michael Demers"; "addam.sad@cngc.com"; "Fahrni, Cori"; "Storme, Roland"; "agatam@nwcleanairwa.gov"; "nkammer@skagitcoop.org"; "sepa@dahp.wa.gov"; "jenniferw@upperskagit.com"; "tomwooten@samishtribe.nsn.us"; "colin.m.greenan@usace.mil"; "lenat@lummi-nsn.gov"; "Josephine Jefferson (jjefferson@swinomish.nsn.us)"; "dan@scdd12.com"; "William@wabulb.com"; "ECY RE SEPA REGISTER"; "jfriebel@skagitdidc.org"; "Courtney Shilling"; "R4Nplanning@dfw.wa.gov"; "sschuyler@upperskagit.com"; "jferry@samishtribe.nsn.us"; "kristin.m.murray@usace.army.mil"; "dkdist12@cnw.com"
Cc:	"tammy@sdg-llc.com"; "jrenwick@wilburellis.com"; "tkline@wilburellis.com"; Joe Amaro; Leah Forbes; Andy Wargo; Erin Langley; Bonnie LaCount; Shawn D. Christensen; PH Septic
Subject:	RE: MDNS for PLAN2-2026-0003/PLAN3-2026-0004
Date:	Tuesday, June 9, 2026 9:29:00 AM
Attachments:	image001.png

Skagit County SEPA MDNS notification for PLAN2-2026-0003/PLAN3-2026-0004

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION
OF NONSIGNIFICANCE (MDNS)

For

Wilbur Ellis Co., LLC.

File # **PLAN2-2026-**

0003/PLAN3-2026-0004

Notice is hereby given that on June 9, 2026, Skagit County Planning and Development Services completed the State Environmental Policy Act (SEPA) review (PLAN2-2026-0003) associated with Hearing Examiner Special Use Permit application (PLAN3-2026-0004) 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 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.

APPLICANT/LANDOWNER: Wilbur Ellis Co., LLC, 13586 Bay View Edison Rd, Mount Vernon, WA 98273.
PROJECT CONTACT: Sound Development Group, c/o Tammy Zempel, 1111 Cleveland Ave, Ste 202, Mount Vernon, WA 98273.

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).

LEAD AGENCY: Skagit County Planning and Development Services.

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

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**.

Sincerely,

~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

