

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES**  
**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**  
**And NOTICE OF DECISION**  
For  
Westland Distillery Skagit Valley  
File # **PL19-0662**

**PROJECT DESCRIPTION:** Notice is hereby given that on January 27, 2020, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review #PL19-0662 for the “*Westland Distillery Skagit Valley*” project to be developed in two phases. The project proposal is for the construction of a new single-malt whiskey distillery located on approximately 12 acres along Bay Ridge Drive, as well as barrel rack houses and barley test fields located along Josh Wilson Road and Jensen Lane on approximately 80 acres. The project proposes to build the distillery building (15,000 s.f.), production spaces (24,200 s.f.), visitor center, tasting room and offices (25,000 s.f.) on the BR-LI parcels to the south, and the construction of barrel rack houses (154,700 s.f.) on the RRv land to the north. The remainder of the 80 acre RRv and Ag-NRL land will be used for barley test fields. Phase 1 will consist of the 14,200 s.f. Bottling and Dry Storage Building on the BR-LI 12-acre parcel and two (2) 15,470 s.f. Barrel Rack houses on the 80 acre RRv parcel in 2020. Phase 2 will include the Distillery, additional production building, Visitor’s Center and Tasting Room building on the BR-LI parcel as well as additional Rack houses on the 80-acre RRv parcel between 2025 and 2027. The proposed Grading quantities for both phases of development are listed on page 4 of the SEPA checklist. The proposed project is located within the Bayview Ridge Light Industrial (BR-LI) (12 acres), Rural Reserve (RRv) and Agricultural Natural Resource Lands (Ag-NRL) (80 acres) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended.

**PROPONENT/CONTACT PERSON:** Upward Architecture, c/o Mark Ward, 815 Seattle Blvd. S., Suite 321, Seattle, WA 98134.

**PROJECT LOCATION:** The portion of the project proposed on 12 acres within the BR-LI zone is located north of 11857 Bay Ridge Drive, along the east side of Bay Ridge Drive, Burlington, within a portion of Section 34, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P127385 and P127386). The portion of the project proposed on the 80 acres within the RRv and Ag-NRL zones is located south of Josh Wilson Road at 11281 Jensen Lane, Burlington, within a portion of Section 35, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P107502, P107503, P35373, P35374, P35362, P35375, and P35376).

**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.

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

- completion of the project.
2. The applicant shall comply with Northwest Clean Air Agency requirements.
  3. The applicant shall 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.
  4. The applicant shall comply with Fire Code Standards.
  5. An engineered soils compaction report shall be required for all structures placed on fill material.
  6. The applicant shall comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
  7. 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 Bellingham Field Office at (360) 715- 5200.
  8. 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.

**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 publication of the threshold determination.

Appeals must be submitted no later than: **February 13, 2020**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services  
CONTACT PERSON: Brandon Black, Senior Planner – Team Supervisor  
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.  
PHONE: (360) 416-1320

Date: 1-28-2020

Signature



*On behalf of* Hal H. Hart

Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, WSDF&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, City of Burlington, Port of Skagit, Drainage Dist. #14 and #19, Dike Dist. #12, Parties of record, Applicant

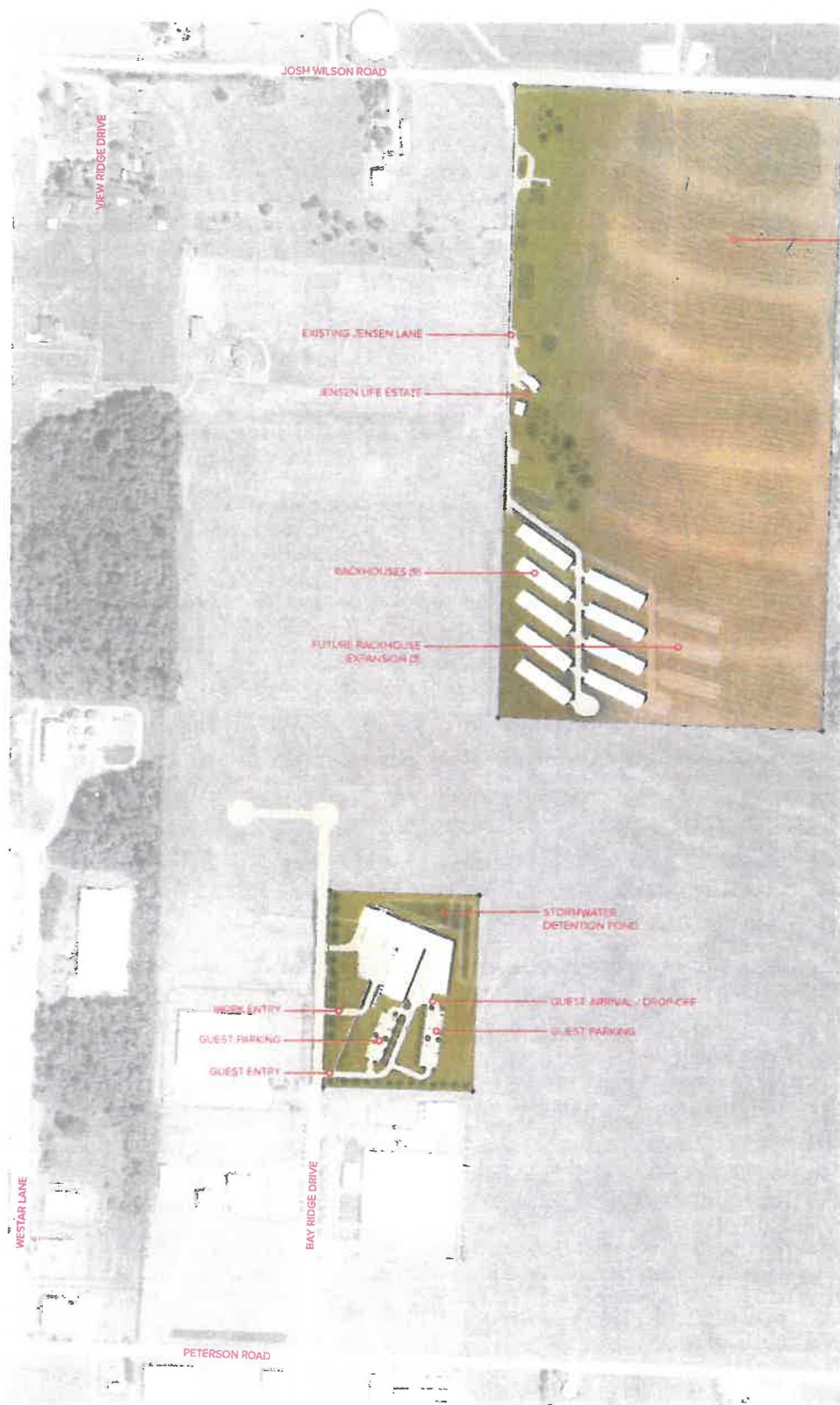
Please Publish: 1-30-2020

# VICINITY MAP

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## CAMPUS PLAN

Southern Parcel  
Distillery Production,  
Tasting Room, Offices



**RECEIVED**

**NOV 22 2019**

**SKAGIT COUNTY  
PDS**

### PROJECT:

Ingle Malt Whiskey Distillery  
Skagit County, Washington

### ARCHITECTURE & PLANNING:

Mark Ward, AIA  
Upward Architecture  
(206) 200-6345

### CIVIL ENGINEER:

Alan Jacobson, PE  
Jacobson Consulting Engineers  
(206) 399-6233

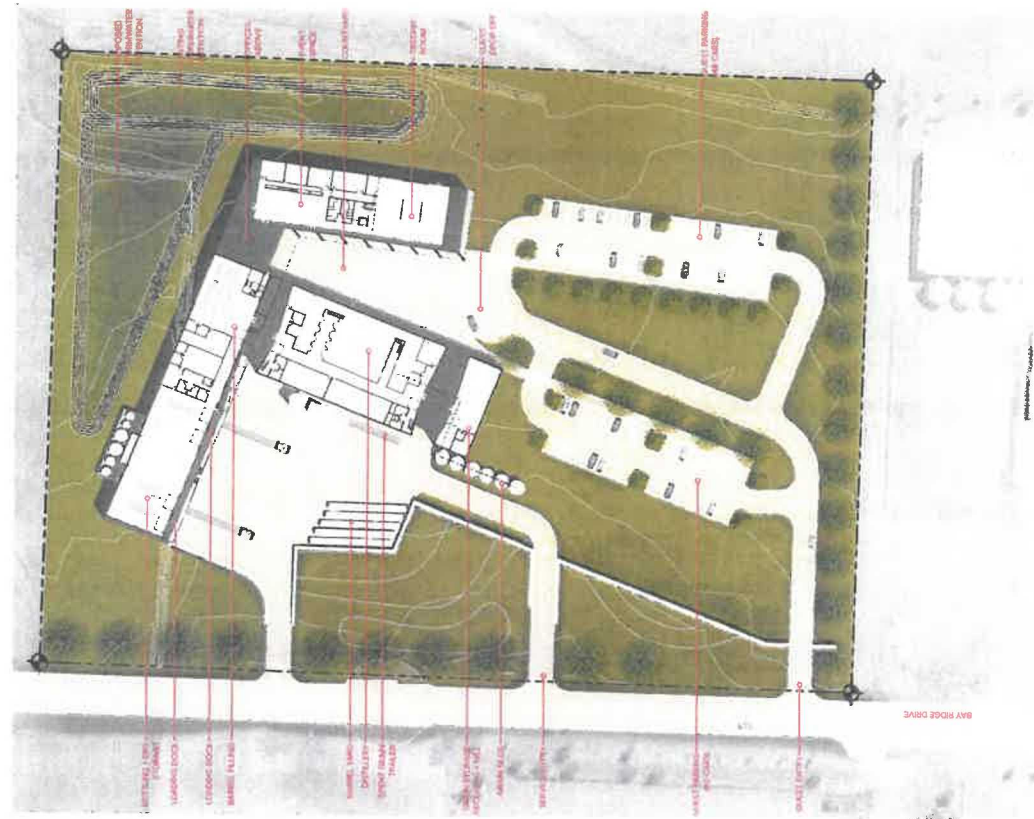
### MEP/FP & WASTE:

Oyvind Naess, Chris Barl  
Coffman Engineers  
(206) 623-0717



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**Southern Parcel  
Distillery Production,  
Tasting Room, Offices**

SKAGIT COUNTY  
PDS

PROJECT:	ARCHITECTURE & PLANNING:	CIVIL ENGINEER:	MEP/FP & WASTEWATER ENGINEER	STRUCTURAL ENGINEER:	BUYER'S AGENT:
Angle Malt Whiskey Distillery Agat County, Washington	Mark Ward, AIA Upward Architecture (206) 200-6345	Alan Jacobson, PE Jacobson Consulting Engineers (206) 399-6233	Oyvind Naess, Chris Barker & Carl Garrison Coffman Engineers (206)623-0717	Blaze Bresko Swenson Say Faget Engineers (206) 443-6212	Zac Sreudeker CBRE (206) 442-2709

**WESTLAND DISTILLERY  
 MASTER PLAN**

**DATE:** 11/22/2019  
**PROJECT:** WESTLAND DISTILLERY  
**LOCATION:** 1000 15th St NW, Suite 200  
**SCALE:** 1" = 20' (W/ ROOF)

**DESIGNER:** UPWARD LANDSCAPE ARCHITECTS  
**CLIENT:** WESTLAND DISTILLERY  
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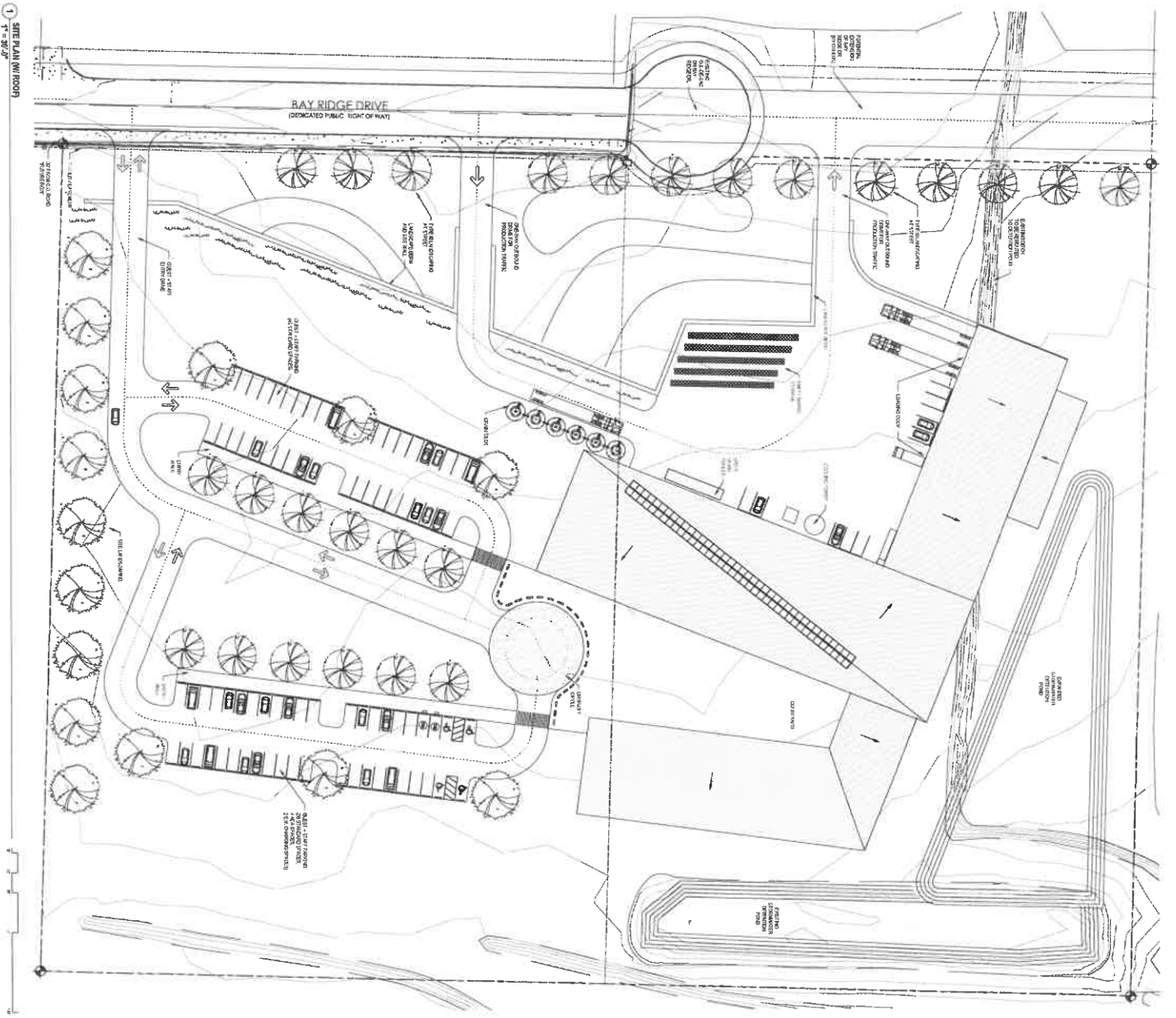
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**1 SITE PLAN (W/ ROOF)  
 1" = 20'**

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**WESTLAND DISTILLERY  
MASTER PLAN**

DATE: 11/22/2019  
BY: J. VANCE, J. VA

**GENERAL NOTES:**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).  
2. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE INDICATED.  
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.  
4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IPC.  
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IPC.  
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IPC.

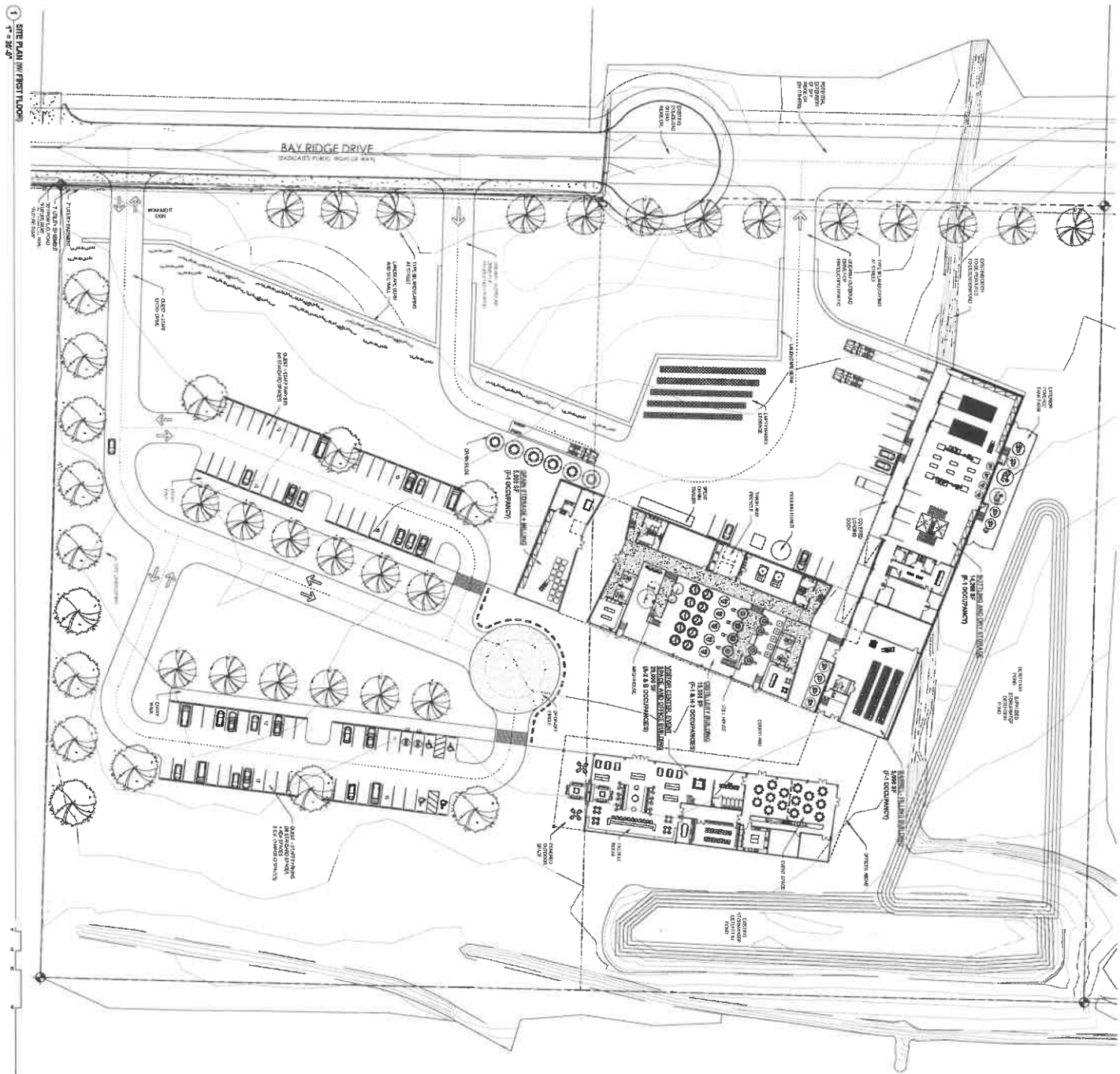
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BY: J. VANCE, J. VA  
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100. DATE: 11/22/2019  
BY: J. VANCE, J. VA  
DESCRIPTION: REVISIONS

**NOVEMBER 22, 2019**

**AO-2**



**1 SITE PLAN - FIRST FLOOR**  
1" = 30'





**PROJECT**  
**WESTLAND DISTILLERY**  
**JAMES MASTER PLAN**

**DESIGNER**

**ARCHITECT**

**LANDSCAPE ARCHITECT**

**DATE**

**SCALE**

**1" = 20' (PLAN)**

**1" = 40' (SECTION)**

**1" = 80' (ELEVATION)**

**1" = 160' (PERSPECTIVE)**

**1" = 320' (AERIAL)**

**1" = 640' (MAP)**

**1" = 1280' (REGIONAL)**

**1" = 2560' (COUNTRY)**

**1" = 5120' (WORLD)**

**1" = 10240' (UNIVERSAL)**

**1" = 20480' (COSMIC)**

**1" = 40960' (INFINITE)**

**1" = 81920' (ETERNITY)**

**1" = 163840' (OMNIPOTENCE)**

**1" = 327680' (INCOMPREHENSIBILITY)**

**1" = 655360' (INEXHAUSTIBILITY)**

**1" = 1310720' (IMMUTABILITY)**

**1" = 2621440' (IMMUTABILITY)**

**1" = 5242880' (IMMUTABILITY)**

**1" = 10485760' (IMMUTABILITY)**

**1" = 20971520' (IMMUTABILITY)**

**1" = 41943040' (IMMUTABILITY)**

**1" = 83886080' (IMMUTABILITY)**

**1" = 167772160' (IMMUTABILITY)**

**1" = 335544320' (IMMUTABILITY)**

**1" = 671088640' (IMMUTABILITY)**

**1" = 1342177280' (IMMUTABILITY)**

**1" = 2684354560' (IMMUTABILITY)**

**1" = 5368709120' (IMMUTABILITY)**

**1" = 10737418240' (IMMUTABILITY)**

**1" = 21474836480' (IMMUTABILITY)**

**1" = 42949672960' (IMMUTABILITY)**

**1" = 85899345920' (IMMUTABILITY)**

**1" = 171798691840' (IMMUTABILITY)**

**1" = 343597383680' (IMMUTABILITY)**

**1" = 687194767360' (IMMUTABILITY)**

**1" = 1374389534720' (IMMUTABILITY)**

**1" = 2748779069440' (IMMUTABILITY)**

**1" = 5497558138880' (IMMUTABILITY)**

**1" = 10995116277760' (IMMUTABILITY)**

**1" = 21990232555520' (IMMUTABILITY)**

**1" = 43980465111040' (IMMUTABILITY)**

**1" = 87960930222080' (IMMUTABILITY)**

**1" = 175921860444160' (IMMUTABILITY)**

**1" = 351843720888320' (IMMUTABILITY)**

**1" = 703687441776640' (IMMUTABILITY)**

**1" = 1407374883553280' (IMMUTABILITY)**

**1" = 2814749767106560' (IMMUTABILITY)**

**1" = 5629499534213120' (IMMUTABILITY)**

**1" = 11258999068426240' (IMMUTABILITY)**

**1" = 22517998136852480' (IMMUTABILITY)**

**1" = 45035996273704960' (IMMUTABILITY)**

**1" = 90071992547409920' (IMMUTABILITY)**

**1" = 180143985094819840' (IMMUTABILITY)**

**1" = 360287970189639680' (IMMUTABILITY)**

**1" = 720575940379279360' (IMMUTABILITY)**

**1" = 1441151880758558720' (IMMUTABILITY)**

**1" = 2882303761517117440' (IMMUTABILITY)**

**1" = 5764607523034234880' (IMMUTABILITY)**

**1" = 11529215046068469760' (IMMUTABILITY)**

**1" = 23058430092136939520' (IMMUTABILITY)**

**1" = 46116860184273879040' (IMMUTABILITY)**

**1" = 92233720368547758080' (IMMUTABILITY)**

**1" = 184467440737095516160' (IMMUTABILITY)**

**1" = 368934881474191032320' (IMMUTABILITY)**

**1" = 737869762948382064640' (IMMUTABILITY)**

**1" = 1475739525896764129280' (IMMUTABILITY)**

**1" = 2951479051793528258560' (IMMUTABILITY)**

**1" = 5902958103587056517120' (IMMUTABILITY)**

**1" = 11805916207174113034240' (IMMUTABILITY)**

**1" = 23611832414348226068480' (IMMUTABILITY)**