



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

Mr. Dan Cox
PO Box 280
Mount Vernon, WA 98273

June 17, 2021

RE: PL16-0097/98 Determination of need to complete Standard Critical Areas Review

Dear Mr. Cox,

Please accept this letter as formal notification that pursuant to SCC 14.24.080 your project PL16-0097/98 requires Critical Areas Standard Review. This is a Type I decision that is appealable pursuant to SCC 14.06.170.

Critical Areas Standard Review has not been completed as to the whole of the proposed mine's operations. In particular, the use of the haul road to transport minerals from the proposed mine. As this portion of the mine operations constitutes a "land use activity that can impair the functions and values of critical areas or their buffers" critical areas review is required. SCC 14.24.060.

The County has completed a critical areas site visit as part of the standard project review and determined the likelihood of the presence of steep slopes, wetlands within 300 feet, and stream areas within 200 feet of the proposal. Please see the attached map for more detail on the approximate locations of these potential critical areas. As a result, a site assessment must be completed by a qualified professional and approved by County staff prior to completing review of your application.

The Skagit County Critical Areas Ordinance, chapter 14.24 SCC, requires that you retain a qualified consultant to create a plan that assesses the potential impacts of your proposal on any nearby critical areas. If you are unable to avoid impacts to any critical area and/or buffer, your consultant will need to design a mitigation plan.

Per SCC 14.06.105, you have 120 days to submit the information requested or your application will expire. The 120 days ends on October 15, 2021.

Please note: This review is only to determine compliance with SCC 14.24. Approval of this proposal does not constitute approval under SCC 14.26, the Shoreline Master Program, SCC 14.16, Skagit County Zoning, or any other applicable regulations.

If you have any questions, please feel free to contact our office.

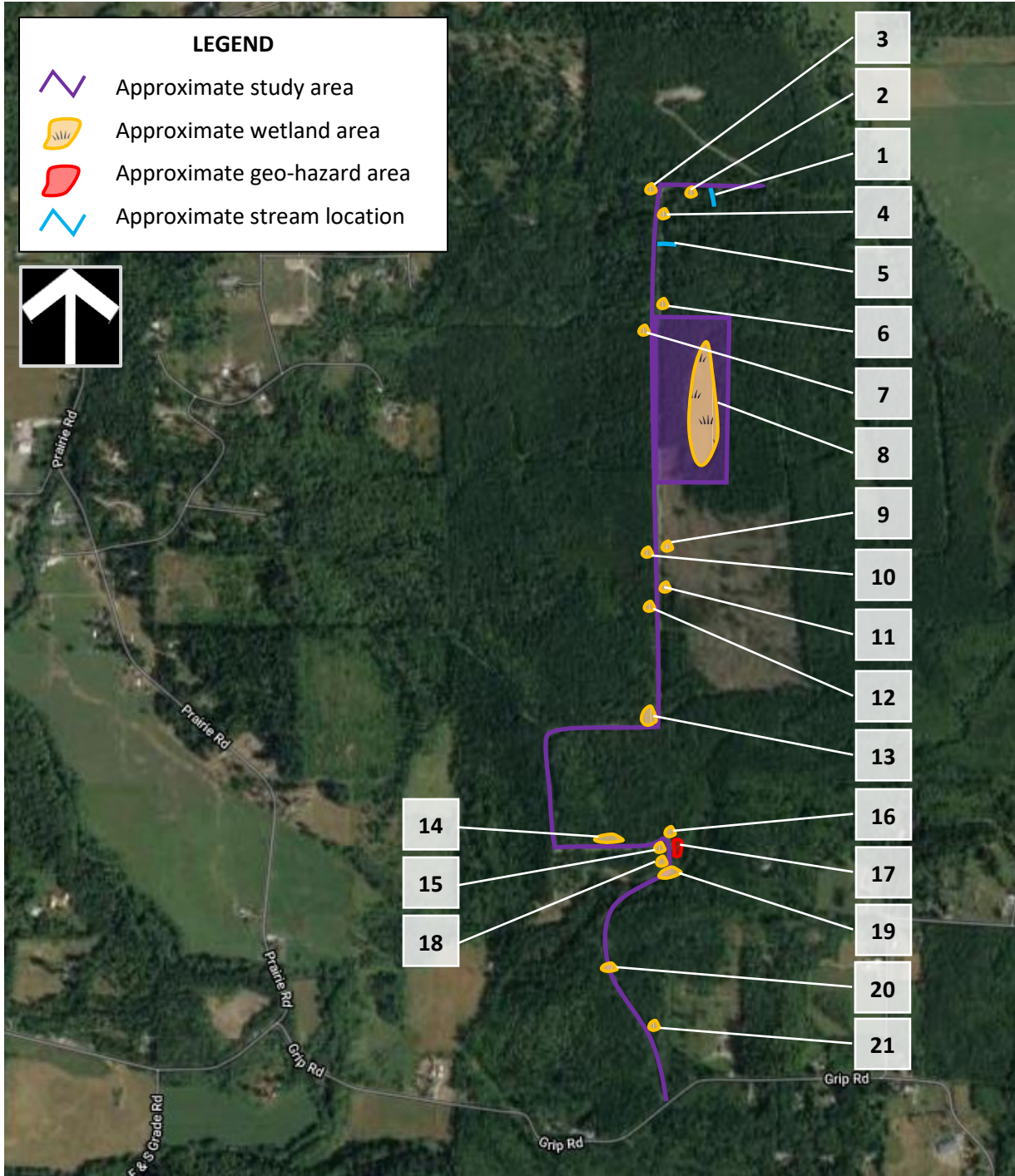
Sincerely,

Hal Hart, AICP
Director

Critical Areas Reconnaissance Sketch

Location: Skagit County, WA
 Parcel Number: P35704 (road frontage)
 Site Visit Date: June 4, 2021

Prepared for: Hal Hart, Michael Cerbone
 TWC Ref. No.: 210231.4



Note: Field sketch only. Features depicted are approximate and not to scale. Portions of the site located outside of the approximate study area have not been screened for critical areas; additional regulated features may be present.