

Exhibit B-70: Issued Mitigated
Determination of Non-
significance SEPA MDNS +
Checklist (2/24/2022)

**SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

For: Concrete Nor'West/Miles Sand & Gravel

File #: PL16-0097 (Special Use Permit) &

File #: PL16-0098 (Forest Practice Conversion)

PROJECT DESCRIPTION:

On March 7, 2016, Skagit County Planning & Development Services received an application for a Special Use Permit (**File: PL16-0097**) to permit a proposed gravel mine/quarry on the subject property. The proposed gravel mine would remove approximately 4,280,000 cubic yards of gravel from three parcels (P125644, P125645, & P50155) over a period of approximately 25 years. The three parcels total approximately 77 acres, of which 68 acres will be cleared, however the mining will occur on approximately 51 acres of the 68-acre cleared area. Gravel will be removed from the site by truck and trailer, generating an average of 46 trips per day, and the material will be transported to market or to one of Concrete Nor'West's nearby facilities for processing. The site is accessed from Grip Road on an existing private gravel haul road located approximately 0.70 miles east of the Prairie Road/Grip Road intersection. Operations onsite will be limited to excavation. No processing is proposed onsite. The applicant is proposing to haul material from 7:00 AM to 5:00 PM Monday through Friday.

In addition to the Special Use Permit application, the applicant also applied for a Forest Practice Conversion application (**File: PL16-0098**). To facilitate the proposed mining/quarry operation onsite, the applicant proposes to harvest approximately 50,000 board feet of timber on 68 acres, remove the stumps, and convert the parcels to a gravel mining operation.

Both applications were determined to be complete on **March 22, 2016** and a letter of completeness was issued for the applications. Additional information regarding this project is available at the Skagit County Planning and Development Services website:

<https://www.skagitcounty.net/Departments/PlanningAndPermit/gravelmine.htm>

APPLICANT:

Concrete Nor'West / Miles Sand & Gravel
C/O: Dan Cox, General Manager
P.O. Box 280
Mount Vernon, Washington 98273

LANDOWNER:

Lisa Inc.
Attention: Concrete Nor'West
400 Valley Avenue Northeast
Puyallup, Washington 98372

AGENT:

John Semrau, PLS, PE
Semrau Engineering & Surveying
2118 Riverside Drive, Suite 208
Mount Vernon, Washington 98273

PROJECT LOCATION:

The proposed properties subject to the mining operation are located approximately 1.5 miles north of Grip Road and south/southwest of the Samish River, within a portion of the Southeast Quarter of Section 27; Township 36 North; Range 04 East; Willamette Meridian within unincorporated Skagit County,

Washington.

SUBJECT PARCELS:

- Proposed Mine/Quarry: P125644, P125645, & P50155
- Haul Road: P125646, P125647, P125626, P125627, P125628, P125629, P125630, P125631, P125623, P125624, P125632, P125633, & P35704
- Contiguous Subject Parcels (Under Same Ownership): P125648, P125649, P50087, P125618, P125634, P125640, P125619, P125635, P125641, P125620, P125636, P125642, P125621, P125637, P125643, P125622, P125638, P125639, & P125625

ZONING & MINERAL RESOURCE OVERLAY:

The subject properties lie in the **Rural Resource-Natural Resource Lands** (RRc-NRL) Zoning District of unincorporated Skagit County. Additionally, the subject properties where the proposed mine/quarry would be located at is in a designated **Mineral Resource Overlay (MRO)**. Since the proposed use [a mine/quarry] is located in an MRO, it is permitted in the underlying RRc-NRL Zoning District with an approved Hearing Examiner Special Use Permit per Skagit County Code 14.16.430(4)(g).

LEAD AGENCY: Skagit County Planning and Development Services.

The lead agency for this proposal has determined that, with appropriate mitigation, this project 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 and can be viewed on the PDS website at <https://www.skagitcounty.net/Departments/PlanningAndPermit/gravelmine.htm>.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures in Skagit County Code, Skagit County's Comprehensive Plan adopted under RCW 36.70A, and in other applicable local, state, or federal laws and rules, provide adequate analysis of and mitigation for the specific adverse environmental impacts of the project action to which the requirements apply. 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 and RCW 43.21C. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

MITIGATION MEASURES:

1. The scope of the project shall not exceed that as set-out in the Special Use Permit application (including attachments), those activities described in the SEPA checklist and supporting documents, and in accordance with the determinations made and conditions imposed. No crushing, processing, recycling, or blasting activities are permitted as part of this Special Use Permit application. Only excavation and transportation of mined material offsite is permitted. Significant deviation from the proposal will require additional review and approval by Skagit County Planning and Development Services.
2. Hours of operation of the mine/quarry are hereby limited to Monday through Friday from 7:00

AM to 5:00 PM. No mining operations are permitted outside of these times including holidays. If seasonal (temporary) demand indicates a need for extended hours, or Saturday or Sunday operations, the applicant shall submit a request for a temporary deviation to these permitted hours to Planning & Development Services (PDS). If permitted by PDS, such operations may be subject to additional conditions by PDS.

3. No track out of dirt, debris, or rocks onto county road/rights-of-way is permitted. For the duration of construction/mining activities, the applicant shall sweep, as needed, track out from county roadways/rights-of-way adjacent to the access associated with the proposed mine/quarry.
4. The applicant shall comply with Northwest Clean Air Agency (NWCAA) requirements for mining related activities both on and offsite. Visible dust generation shall require immediate best management practice (BMP) implementation. The Development at all times shall comply with Concrete Nor'West Fugitive Dust Control Plan (FDCP).
5. 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. Best Management practices shall be utilized throughout the life of the project. Temporary erosion/sedimentation control measures, as approved by the Skagit County Planning and Development Services, shall be in place prior to mining, grading, or paving operations. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with (SCC 14.32). Said measures shall remain in place until the completion of the project.
6. The proposed gravel mine/quarry shall comply with SCC 14.16.840 (Skagit County Performance Standards) regulating vibration, heat, glare, steam, electrical disturbance, and noise in unincorporated Skagit County.
7. The applicant shall comply with the provisions of Washington State Administrative Code (WAC) 173-200 & 173-201A as required to prevent surface water quality and groundwater impacts. Best Management Practices shall be utilized to prevent interference and/or degradation of water quality.
8. 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 (206) 594-0000 to determine if an NPDES permit is required.
9. An approved/issued Class IV General Forest Practice Permit shall be obtained from the Washington State Department of Natural Resources prior to harvest of any trees onsite. A copy of the DNR issued Class IV General Forest Practice Permit shall be provided to Skagit County Planning & Development Services.
10. An approved/issued Reclamation and Surface Mining Permit shall be obtained from the Washington State Department of Natural Resources prior to any mining onsite. A copy of this permit shall be provided to Skagit County Planning & Development Services.
11. Should any human remains, archaeological, historic, or cultural resources be discovered during construction, work in the affected area shall cease immediately and the area shall be secured. Within 24 hours of discovery, or as soon thereafter as possible, the owner/

applicant shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington Department of Archaeology and Historic Preservation, and affected tribal governments. If, following consultation with all parties, it is determined additional archaeological and cultural resource assessment is required, the owner or operator of the mining operation shall retain the services of a professional archaeologist to prepare an assessment. Project work in the affected area shall only continue when conformance with applicable state and federal law is met.

12. Any proposed refueling of trucks and/or equipment onsite shall comply with all requirements of Skagit County, including but not limited to, the following:
 - i. Obtain all required permits and approvals from the appropriate agencies. Provide copies of these permits to Skagit County Planning & Development Services.
 - ii. The applicant shall comply with the current Fire Code addition (per the IFC) and adopted Skagit County Fire Code Standards.
 - iii. Install all required improvements (approved and inspected by Skagit County Planning & Development Services) including but not limited to a concrete fueling pad; oil/water separator; gutter/swale to prevent runoff from leaving the pad; and spill kit. Any improvements shall be permitted, approved, and inspected prior to any onsite refueling.
13. Development shall comply with all requirements from both Skagit County Planning & Development Services and Skagit County Public Works including but not limited to:
 - i. Within the existing prism of the haul road that provides ingress and egress to the proposed mine/quarry, maintenance and repair may occur to the road itself. No further expansion of the roadway of any kind outside of the existing prism may occur without first obtaining the required permits, approvals, and reviews. Critical Area review would also be required with possible mitigation to any impacted critical areas and/or associated buffers pursuant to SCC Chapter 14.24.
 - ii. The Applicant shall purchase and install, at Applicants' expense, a Traffic Activated Flashing Beacon System in the area of the Grip Road and Prairie Road intersection to address sight distance deficiencies. The Applicant will submit a proposed plan for review and approval to the Skagit County Engineer. All equipment and signage to be installed shall meet the standards and specifications of Skagit County Public Works. After installation and acceptance by the Skagit County Engineer, said equipment will be turned over to Skagit County for ongoing operation and maintenance. The truck activated flashing beacon detector north of Grip Road on Prairie Road for southbound traffic shall activate the flashing beacon/lights for the following scenarios:
 - I. Westbound trucks on Grip Road approaching Prairie Road.
 - II. Southbound truck stopped on Prairie Road waiting to turn left onto Grip Road.
 - iii. The Applicant shall purchase and install at Applicants' expense, a Traffic Activated Flashing Beacon System in the area of the Grip Road and Mine Access Road intersection to address sight distance deficiencies. The Applicant will submit a proposed plan for review and approval to the Skagit County Engineer. All equipment and signage that is to be installed shall meet the standards and specifications of Skagit County Public Works. After installation and acceptance by the Skagit County Engineer, said equipment will be

turned over to Skagit County for ongoing operation and maintenance.

- iv. Prior to operating the mine, the applicant shall design and construct improvements to the two (2) sharp turns immediately east of the intersection of Prairie Road and Old Highway 99N ("road improvements") to mitigate for trucks with trailers crossing over the center line while turning at said locations. Said road improvements shall be constructed at the applicant's sole cost, expense, and liability, shall be constructed in accordance with plans and specifications reviewed and approved by the Skagit County Engineer, and shall be constructed in accordance with all applicable laws, rules, regulations, and standards.
 - v. All parking associated with mining/quarry operation's employees, trucks, and associated equipment shall be off street onsite and not include the public right-of-way or the private haul road.
 - vi. The applicant shall comply with all Skagit County load restrictions on the Samish River bridge on Old Highway 99 North. If the dump truck/pup trailer combinations exceed the load restrictions, the applicant will use Interstate 5 (I-5) for southbound access to the Belleville pit located on Old Highway 99 North, south of the Samish River Bridge until such time as the bridge is improved.
 - vii. The maximum daily truck traffic that is allowed associated with the subject gravel mine/quarry is limited to an average of 46 daily trips during mining operations not to exceed 30 trucks per hour under extended hours operations. To address the extended hours conditions, the applicant will seek permission from Skagit County prior to generating the higher truck volume.
 - viii. When hauling on any public highway and/or Skagit County Roadways, all loads shall meet the requirements as outlined in RCW 46.61.655 – Dropping load, other materials – Covering.
14. The subject parcels where mining is to occur, shall be reclaimed in accordance with the Washington State Department of Natural Resource's (DNR) Reclamation Plan, associated issued permits, and Washington State law.
15. No gravel mining operations shall occur within 10 feet of the groundwater table as established by the Hydrogeologic Site Assessment report by Associated Earth Sciences, dated August 21, 2015. The proposed mine shall maintain a minimum of a 10-foot buffer of natural material between the base of the mine and typical seasonal high ground water levels. The applicant shall work with their consultant(s) to determine where this is in the field so that no encroachment of the groundwater table occurs.
16. Development shall comply with Skagit County Code Chapter 14.24 (Skagit County Critical Areas Ordinance) including but not limited to:
- A. Per "Northwest Ecological Service's Impact Assessment & Mitigation Plan" dated December 2021, the following is required:
 - I. During resurfacing of the haul road, establish erosion control and BMPs to ensure protection of downstream waters.
 - II. Haul trucks shall be maintained in good working condition such that petroleum products or other harmful chemicals do not adversely affect adjacent critical areas.
 - III. During operation of the mine, maintain existing forested vegetation adjacent to the roadway, particularly in wetlands and buffer areas. This forested buffer along the

road provides water quality filtration of surface waters prior to entering adjacent wetlands and streams and provides a buffer and screening for wildlife using the interior of the site.

IV. Review the proposal for compliance with applicable County/State stormwater management requirements.

B. Per “Associated Earth Sciences Incorporated’s Geological Hazard Assessment Report” dated December 16, 2021, the following recommendations shall be followed:

- I. No clearing of vegetation within the geologic hazard areas.
- II. Maintain roadside swales and check dams. Clean out material that has sloughed into the swales that could potentially block surface water. Avoid concentrated surface water discharge onto the steep slopes.
- III. Do not place uncontrolled fill, strippings, or other debris over the top of steep slopes.

17. Development shall comply with all applicable provisions of Skagit County Code Chapter 14.26, the Shoreline Master Program (SMP), including but not limited to:

- A. A 200-foot buffer of undisturbed vegetation shall be provided between the Samish River and the gravel mine. The buffer shall be measured on a horizontal plane landward of the ordinary high-water mark (OHWM) and associated wetland(s) edge.
- B. The 200-foot buffer and associated wetlands shall be designated as a Protected Critical Area (PCA) to assure identification and long-term protection. A Protected Critical Area Easement site plan acceptable to Skagit County’s Natural Resource division of Planning & Development Services shall be recorded with the Skagit County Auditor’s office.

18. Development shall comply with the Washington State Department of Ecology’s (DOE) requirements including but not limited to:

- A. Any wetlands that occur on the property would be waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. If any wetland impacts do occur, the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal.
- B. Wetland impacts shall be avoided by not allowing any excavation within the buffer area associated with Samish River and its associated riparian wetlands; don’t excavate below 10 feet above the groundwater table to prevent dewatering the Samish River; and maintain an earthen berm between the gravel pit and the Samish River so stormwater runoff cannot discharge directly.
- C. All storm water runoff generated within the gravel mine excavation should flow into the closed depression and be prevented from reaching the Samish River.
- D. The operation will require coverage under the NPDES Sand & Gravel General Permit to authorize the discharge of stormwater and/or process water to surface waters and/or groundwaters from sand and gravel operations. Applicants must submit the Notice of Intent (NOI) application online through Ecology’s Water Quality Permitting Portal.

19. Development shall comply with Skagit County Code 14.16.440 regulating the Mineral Resource Overlay.

A copy of the SEPA MDNS, approved special use permit, and issued Forest Practice Conversion shall be kept onsite and made available to inspecting agencies. Failure to comply with any of these conditions will result in all work on the site being stopped until the condition is remedied. This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for fifteen (15) days from the date of the publication below.

Written comments must be received no later than **4:30 PM on March 11, 2022**

Email correspondence will not be accepted, however comments may be submitted via the PDS website under "recent legal notices" tab. (www.skagitcounty.net/pdscomments)

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of the closing of the above-described comment period.

Appeals must be submitted no later than **March 25, 2022**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Kevin Cricchio, AICP, Senior Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273
PHONE: (360) 416-1423

Date: **February 22, 2022**

Signature: **Kevin Cricchio**

(On behalf of Hal Hart, Planning and Development Services Director)

CC: WSDOT, WDNR, WDOE, Skagit County Public Works, NW Clean Air Agency, Skagit County Fire Marshal, WSDF&W, Skagit River Systems Coop, Army Corps., DHAP, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit County Health Department, Applicant, SEPA Register, Parties of Record

Date Transmitted to Skagit Valley Herald: **February 22, 2022**

Please Publish in the Skagit Valley Herald: **February 24, 2022**



Planning & Development Services

1800 Continental Place • Mount Vernon, Washington 98273
Phone: (360) 336-9410 • Fax: (360) 336-9416

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RECEIVED
MAR 07 2016
SKAGIT COUNTY
PDS

SEPA ENVIRONMENTAL CHECKLIST UPDATED 2014

- ☐ SEPA FEE \$ _____ ☐ PUBLICATION FEE \$ _____
☐ **STAMPED ENVELOPES** FOR OWNERS OF RECORD WITHIN 300' OF ALL PARCEL BOUNDARIES. INCLUDE MAP AND LIST OF ADDRESSES.

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

Forms online:

<http://www.skagitcounty.net/PlanningAndPermit/Documents/Forms/SEPA/Environmental%20Checklist.pdf> OR
<https://fortress.wa.gov/ecy/publications/summarypages/ecy05045.html>

A. BACKGROUND

1. Name of proposed project, if applicable:

Gripp Road Gravel Mine

2. Name of applicant:

Concrete Nor'West

3. Address and phone number of applicant and contact person:

Applicant: Concrete Nor'West
C/o Dan Cox
PO Box 280
Mount Vernon, WA 98273
360.757.3121

Contact: John B. Semrau, PE, PLS
Semrau Engineering and Surveying
2118 Riverside Drive, Suite 208
Mount Vernon, WA 98273
360.424.9566
360.424.6222 Fax

4. Date checklist prepared:

March 2, 2016

5. Agency requesting checklist:

Skagit County Planning and Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Mining is anticipated to begin as soon as feasible after all permits are approved.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Critical Area Review Checklist - Skagit County Planning and Development Services
Hydrogeologic Site Assessment – Associated Earth Sciences, August 21, 2015
Fish and Wildlife Site Assessment – Graham-Bunting Associates, August August 20, 2016
Gripp Road Gravel Pit Preliminary Traffic information, February 8, 2016, DN Traffic Consultants

Samish River (Ordinary High Water mark/Wetland Edge), Graham-Bunting Associates, May 18, 2015 . See SEPA supplemental info that follows for additional reports.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Surface Mine Reclamation Permit – Washington Department of Natural Resources
Sand and Gravel NPDES Permit, Washington Department of Ecology
Commercial Access – Skagit County Public Works
Forest Practices Permit and Conversion - Washington Department of Natural Resources

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Proposed project is a 68 acre gravel mine north of Grip Road in the North 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 4 East, W.M. Access will be onto Grip road. There is no site address at this time. Property is identified by three Assessor's Parcels Numbers P125644, P125645, and P50155, all with Lot Certification. The site adjoins the Samish River to the east. See issued SEPA MDNS for a complete list of parcels involved, haul road, and contiguous.

An approved mining special use permit with the County is required before a reclamation and surface mining plan can be approved by the DNR. The site will be dry mined using standard mining equipment such as front end loaders and excavators. The gravel will be loaded into trucks and transported to market.

Drainage from the site will all infiltrate into the mine bottom gravel. No surface water from the mine will flow directly to the Samish River. Depth of mine is to remain 10 feet above the water table with a mine floor from 154 feet to 163 feet in elevation. Proposal is to avoid critical area impacts. The 200 foot setback from the river is proposed to be from the easterly toe of the slope, which is westerly of the associated wetland edge. Toe of slope has been determined by LIDAR data and verified by site observation and GPS. Top of slope was observed and measured by geotechnical consultant and the GPS observations have been mapped.

Site will access onto Grip Road from an existing private forest road at an existing gate approximately 0.7 miles east of the intersection of Grip Road to Prairie Road. The entrance will be upgraded to the County Commercial Entrance, Type D, 2 Lane standard.

Working the pit will require logging and conversion of approximately 51 acres of forest land.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Mine is located in the North 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 4 East, W.M. Access will be at the current location from the south onto Grip Road in the Southwest 1/4 of the Northeast 1/4 of Section 3, T. 35 N., R. 4 E., W.M. The private, existing, forest roadway to the site continues through the North 1/2 of Section 3, T. 35 N., R. 3 E., W.M., through Section 34, T. 36 N., R. 4 E., W.M., and through the South 1/2 of Section 27, T. 36 N., R. 4 E., W.M. See issued SEPA MDNS for complete list of parcels involved, haul road, and those contiguous.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

70%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

NRCS, 1989, mapped as Skipopa silt loam. Surface soils will be stripped and stockpiled for reclamation following mining.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Mining will be within a 51 acre portion of the site. 4.28 million cubic yards of excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Slopes are relatively flat where the mine excavation will begin. Chance of erosion is slight. Runoff will all infiltrate into the mine bottom gravel.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No permanent impervious surfaces are proposed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard construction erosion control practices. All site runoff will infiltrate into the bottom of the mine.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Mining activity would have temporary impacts on air quality including emissions from construction vehicles; increased suspended particulates (dust) during grading and loading activities.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions that would impact the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Mining equipment and haul trucks would be properly maintained. There will also be a vegetated buffer around the boundary.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Samish River is the easterly boundary of the site and there is an unnamed intermittent stream that is tributary to the Samish that just passes through the southeast corner of the site

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is proposed within 200 feet of the river and stream.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Construction will not require any filling or dredging of surface water areas. Mining will stay 10 feet above ground water table.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, none required

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

All of the proposed mining area is located in Zone C, more than 50 feet above the flood plain of the Samish River.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. All stormwater within the mining area will infiltrate into the bottom of the mine. No runoff is proposed.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No wells or groundwater withdrawal are proposed.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None proposed. Portable facilities will serve the temporary use of the site.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No runoff is proposed from the mine site area. All site runoff will infiltrate into the gravel mine bottom.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It would be very unlikely for any waste materials to enter ground or surface waters. Mining is to remain 10 feet above ground water table.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Site is a localized plateau and receives little run-on and does not have apparent runoff channels.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Infiltration of mining runoff into bottom of mine.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All the vegetation within the 51 acre mining area will be removed. Reclaimed surfaces will be revegetated.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Yes, insofar as that all of Western Washington is a migration route for bird species

- d. Proposed measures to preserve or enhance wildlife, if any:

No specific measures are proposed.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Fossil fuels would be used by mining vehicles as well as haul trucks.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

None are proposed.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The proposal is a mining project. As a result, environmental hazards associated with the project would be those typically associated with mining, including: noise from equipment and potential spills of fuels, oils, grease and lubricants from the operation and maintenance of equipment.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known. Site has been used for forestry.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None proposed.

- 4) Describe special emergency services that might be required.

No emergency services beyond what is currently provided by the County would be required for the proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Maintenance of equipment will be done in a manner that would minimize the potential for an accidental spill.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The principal source of noise in mining areas is truck traffic and mining machinery, which is the case for the proposed development. There would also be temporary noise impacts at the site during the construction phase. Noisy equipment usage can be divided into two types: relatively stationary on-site construction equipment and transportation equipment moving to and from the mining site.

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment would be properly muffled and would not exceed the state maximum noise standards.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Forestry and rural home sites. There are no homes within 300 feet of the site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Site has been working forest. Lots are also certified for rural home development. 51 acres of the site will be converted from forest land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

No structures on-site and none proposed.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

RRc-NRL – Rural Resource . Mineral Resource Overlay.

- f. What is the current comprehensive plan designation of the site?

Rural Resource

g. If applicable, what is the current shoreline master program designation of the site?

Rural

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Samish River and the associated wetlands are critical areas.

i. Approximately how many people would reside or work in the completed project?

One to two full time employees on site and truck drivers hauling gravel will come and go throughout the day.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Rural Resource zoning and Mineral Resource Overlay are intended to reserve this property for the proposed mining activities.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed. Proposal is already compatible.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

No obstructions to the views will be created. The mine area is on a localized plateau which is below the peak of the ridge line on-site to the south and west. The height of the top of the slope above the river will also remain the same height. The mine excavation will be located between the unaltered easterly slope and the unaltered south and westerly ridge lines. Buffers will remain vegetated.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed buffers along the four sides.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare from the project would be of the type typically associated with mining development. It would include lights from vehicles traveling to and from the site.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Fishing and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are no buildings or structures on the site. There are no buildings, structures or sites identified on the WISSARD at the DAHP web site in the vicinity of this project.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

DAHP web site, WISSARD map tool, historic maps and GIS data.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, the affected Tribe(s) and the County Coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will have access from Grip Road approximately 0.7 miles east of the intersections of Grip Road and Prairie Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No additional parking is proposed and none would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic generated by the project will be typical of mining operations and demand for gravel. See traffic report by DN Traffic Consultants report for discuss and ansysis of averages and PM peak trips per day.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

A flashing beacon is proposed at the intersection of Grip Road with Prairie Road to warn motorists on Prairie Road when trucks are approaching intersection.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No increased need for public services is anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are necessary.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

None available.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None are proposed. All facilities on-site will be temporary.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee John B. Semrau, PE & PLS

Position and Agency/Organization _____

Date Submitted: 3/2/16

Supplemental Information Regarding SEPA Checklist

Skagit County has previously conducted a SEPA review for a forest practice conversion (PL16-008) and mining special use permit (PL16-0097) to develop a gravel mining operation on parcels P50155, P125645 & P125645. The original SEPA Checklist was prepared March 2, 2016.

Additional studies have been performed and submitted to the County for review since both applications were determined to be complete on March 22, 2016 and clarifications have been made at the request of the County. The County has requested the applicant summarize and clarify the results of the studies and additional mitigation. The purpose of the attached document is to identify the additional information (including mitigation) that has been submitted to the County and to tie it to statements in the original SEPA Checklist. This should be read in combination with other project information in the County record for this action.

The following sets out language from Sections of the original SEPA Checklist with additional language underlined.

A.BACKGROUND

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Critical Area Review Checklist - Skagit County Planning and Development Services
Hydrogeologic Site Assessment - Associated Earth Sciences, August 21, 2015
Fish and Wildlife Site Assessment - Graham-Bunting Associates, August 20, 2016
Grip Road Gravel Pit Preliminary Traffic information, February 8, 2016, DN Traffic Consultants

Samish River (Ordinary High Water mark/Wetland Edge), Graham-Bunting Associates, May 18, 2015

Private Access Road As-Built, September 13, 2018

Site Management Plan, Sand and Gravel Permit Preliminary September 2018

Grip Road Mine Updated Noise and Vibration Study, July 18, 2018

Cultural Resource Assessment, March 9, 2017

Traffic Memorandum, Maximum Daily Truck Traffic, November 30, 2016

Addendum to Fish and Wildlife Site Assessment, April 18, 2017

Fugitive Dust Control Plan, March 2016

Bridge Load Rating, March 2016

Timber Management Plan, November 5, 2009

Traffic Memorandum, June 6, 2019

Impact Assessment & Mitigation Plan -Grip Road Gravel Mine (December 2021)

Response to Skagit County Geologic Hazard Requirement Grip Road Mine Haul Road (12/16/2021)

B. ENVIRONMENTAL ELEMENTS

1. Earth

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard construction erosion control practices. All site runoff will infiltrate into the bottom of the mine. Additional information on this is set forth in the Site Management Plan and Gravel Permit, Preliminary September 28, 2018.

2. Air

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Mining equipment and haul trucks would be properly maintained. There will also be a vegetated buffer around the boundary. Additional measures are set forth in the Fugitive Dust control Plan, March 2016.

3. Water

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Infiltration of mining runoff into bottom of mine. See Site Management Plan, Sand and Gravel Permit, Preliminary September 2018.

7. Environmental health

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None proposed. Toxic or hazardous chemicals are primarily limited to the materials associated with the operation of heavy equipment. These materials generally consist of fuel, oil, and associated equipment fluids. Mobile fueling vehicles and mobile maintenance vehicles will be used to service the equipment at the site. If fueling stations or other storage of these materials occurs on-site, it will be in compliance with the NPDES General Sand and Gravel Permit which will be monitored by the Department of Ecology.

b. Noise

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The principal source of noise in mining areas is truck traffic and mining machinery, which is the case for the proposed development. There would also be temporary noise impacts at the site during the construction phase. Noisy equipment usage can be divided into two types: relatively stationary on-site construction equipment and transportation equipment moving to and from the mining site. Additional information regarding noise is set forth in the Grip Road Mine Update Noise and Vibration Study, July 18, 2018.

13. Historic and cultural preservation

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material

evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Cultural Resources Assessment March 9, 2017.

14. **Transportation**

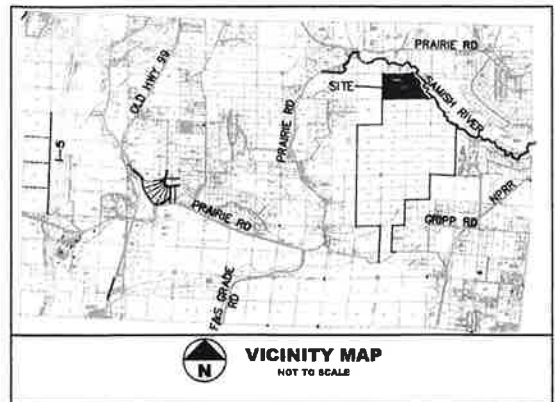
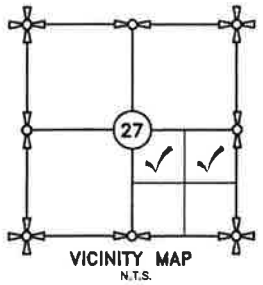
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. In addition. See private Access Road As-Built, September 13, 2018.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Traffic generated by the project will be typical of mining operations and demand for gravel. See traffic report by DN Traffic Consultants report for discuss and analysis of averages and PM peak trips per day. See additional Traffic Memorandum, Maximum Daily Truck Traffic, November 20, 2016 and Traffic Memorandum, June 6, 2019.

GRIP ROAD GRAVEL MINE
GRIP ROAD, SEDRO-WOOLLEY WA
IN A PORTION OF N 1/2 OF SE 1/4 OF
SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



APPLICANT/OWNER
CONCRETE NOR'WEST
P.O. BOX 280
MOUNT VERNON, WA 98273
CONTACT: DAN COX
TEL: (360) 757-3121

CIVIL ENGINEER/SURVEYOR
SEMRAU ENGINEERING AND SURVEYING
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
CONTACT: JOHN B. SEMRAU P.E. & P.L.S.
TEL: (360) 424-9566

GEOTECHNICAL/GEOLOGICAL ENGINEER
ASSOCIATED EARTH SCIENCES
2911 1/2 HEWITT AVENUE SUITE 2
EVERETT, WA 98201
CONTACT: CHUCK LINDSAY P.G., P.E.G. & P.Hg.
TEL: (425) 259-0522

APPLICANT: CONCRETE NOR'WEST
SITE ENTRANCE ADDRESS: GRIPP ROAD
SEDRO-WOOLLEY, WA 98284
ZONING JURISDICTION: SKAGIT COUNTY
CURRENT ZONING: RURAL RESOURCE / NATURAL RESOURCE
COMPREHENSIVE PLAN: RURAL RESOURCE / NATURAL RESOURCE
MINE AREA: 68.8 ACRES
RECLAMATION AREA: 50.8 ACRES

SURVEY DESCRIPTION

P50155 -
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON:
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE EAST 30 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE SAMISH RIVER;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

P125644 -
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON:
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

P125645 -
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON:
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TABLE OF CONTENTS

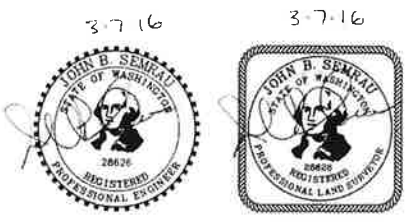
SHEET NO.	DRAWING TITLE
C0	VICINITY MAP
C1	CONTENTS AND VICINITY MAP
C2	PROPERTY OWNERSHIP MAP
C3	PRE-MINING TOPOGRAPHIC SURVEY MAP
C4	PROPOSED MINE CONTOURS
C5	RECLAMATION PLAN AND MINE SEQUENCE
C6	CROSS SECTIONS

RECEIVED
JUN 24 2019
SKAGIT COUNTY
PDS

SHEET C1 OF 7 PL16-0000

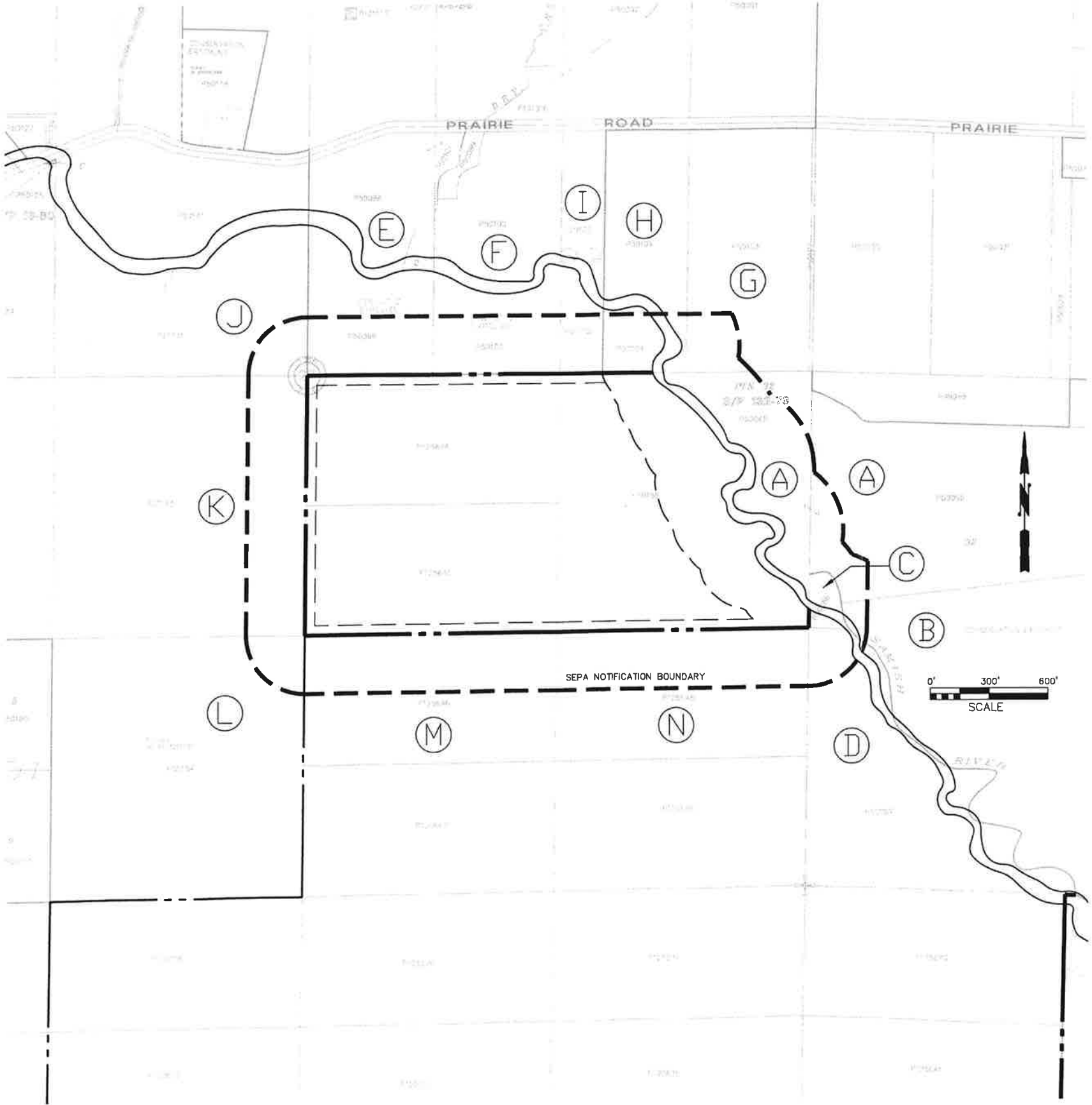
CONTENTS AND VICINITY MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 16-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1"= 600'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166



DRAWING FILE: 5166CS.DWG 3/07/16

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



PROPERTY OWNERSHIP TABLE			
MAP #	PARCEL #	OWNER	OWNER ADDRESS
A	P50065	JOHN AND JEANNE SHEA	P.O. BOX 311 BOW, WA. 98232
B	P50067	JOHN AND JEANNE SHEA	P.O. BOX 311 BOW, WA. 98232
C	P50068	PAUL KOETJE/C EMERSON AND GLORIA J CAMP/MARYANN FORD TAMARA J CONRAD	23318 127TH AVE NE ARLINGTON, WA 98223
D	P50087	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273
E	P50098	RICK GILES	21858 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
F	P50100	ROBERT AND LINDA WALSH	21710 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
G	P50103	LARRY AND BETH VANDERVEEN	21894 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
H	P50104	LARRY AND BETH VANDERVEEN	21894 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
I	P50105	ROBERT AND LINDA WALSH	21710 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
J	P50141	DANELLE AND JASON HAUGLAND	21422 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
K	P50143	EDWARD AND ROBERTA ROBINSON	21000 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
L	P50154	EDWARD AND ROBERTA ROBINSON	21000 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
M	P125846	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273
N	P125848	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273

PROPERTY OWNERSHIP DATA AND MAPS WERE TAKEN FROM
SKAGIT COUNTY ASSESSOR'S ELECTRONIC DATA.

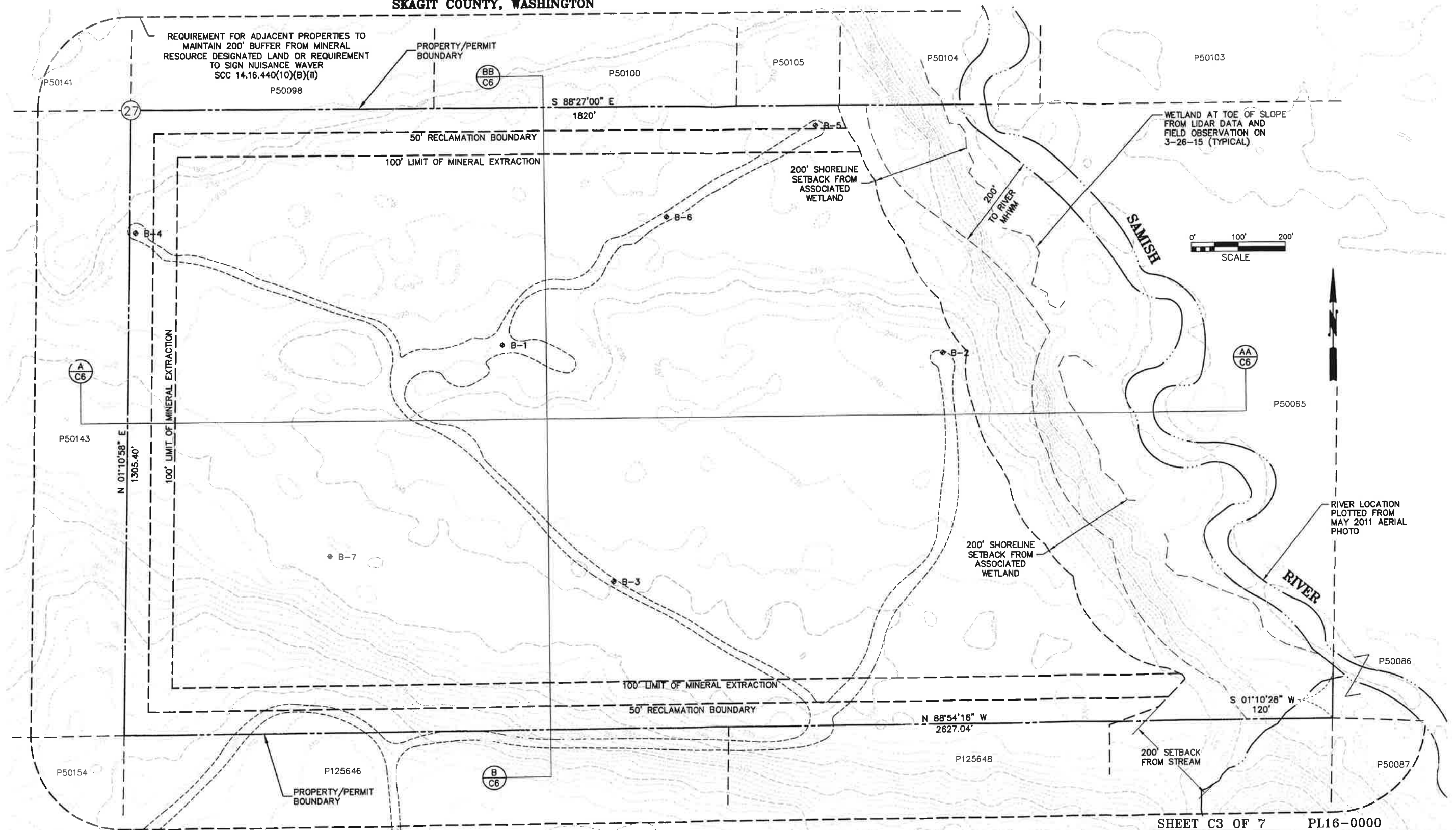


SHEET C2 OF 7 PL15-0000

PROPERTY OWNERSHIP MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 300'
MERIDIAN: WSPN		JOB NO. 5166

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



NOTES:

- EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
- MERIDIAN: WASHINGTON STATE PLANE, NORTH ZONE, NAD83
- DATUM: NAVD88, GEOID03, UNITS FEET
- 4" MINIMUM DEPTH TOPSOIL, NATIVE OR IMPORTED FILL, FREE OF DELETERIOUS MATERIAL, COMPACTED IN PLACE. DELETERIOUS MATERIAL INCLUDES WOOD, ORGANIC WASTE, COAL, CHARCOAL, ASPHALT, OR ANY OTHER EXTRANEOUS OR OBJECTIONABLE MATERIAL.
- SUBDIVISION IS FROM RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 893745, 810707003, 821190002, 8612040020, 9211250029, 9512070022, 9901290271, 200203120169, 200312160042 AND 201108220072.

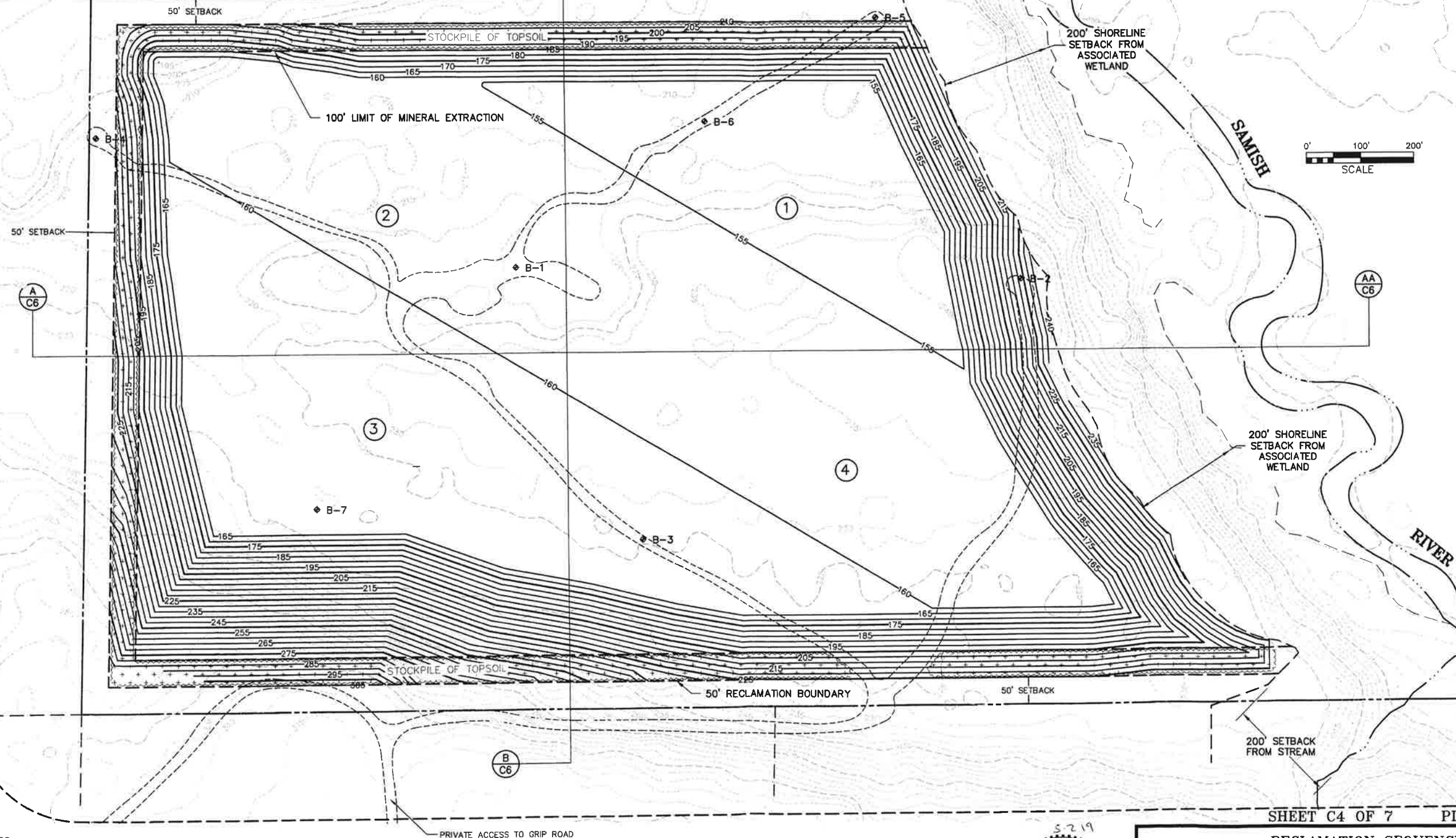


PRE-MINING TOPOGRAPHIC MAP GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX GRIP ROAD, SEDRO-WOOLLEY N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON		
DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166

DRAWING FILE: 5166REC.DWG 5/29/19

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

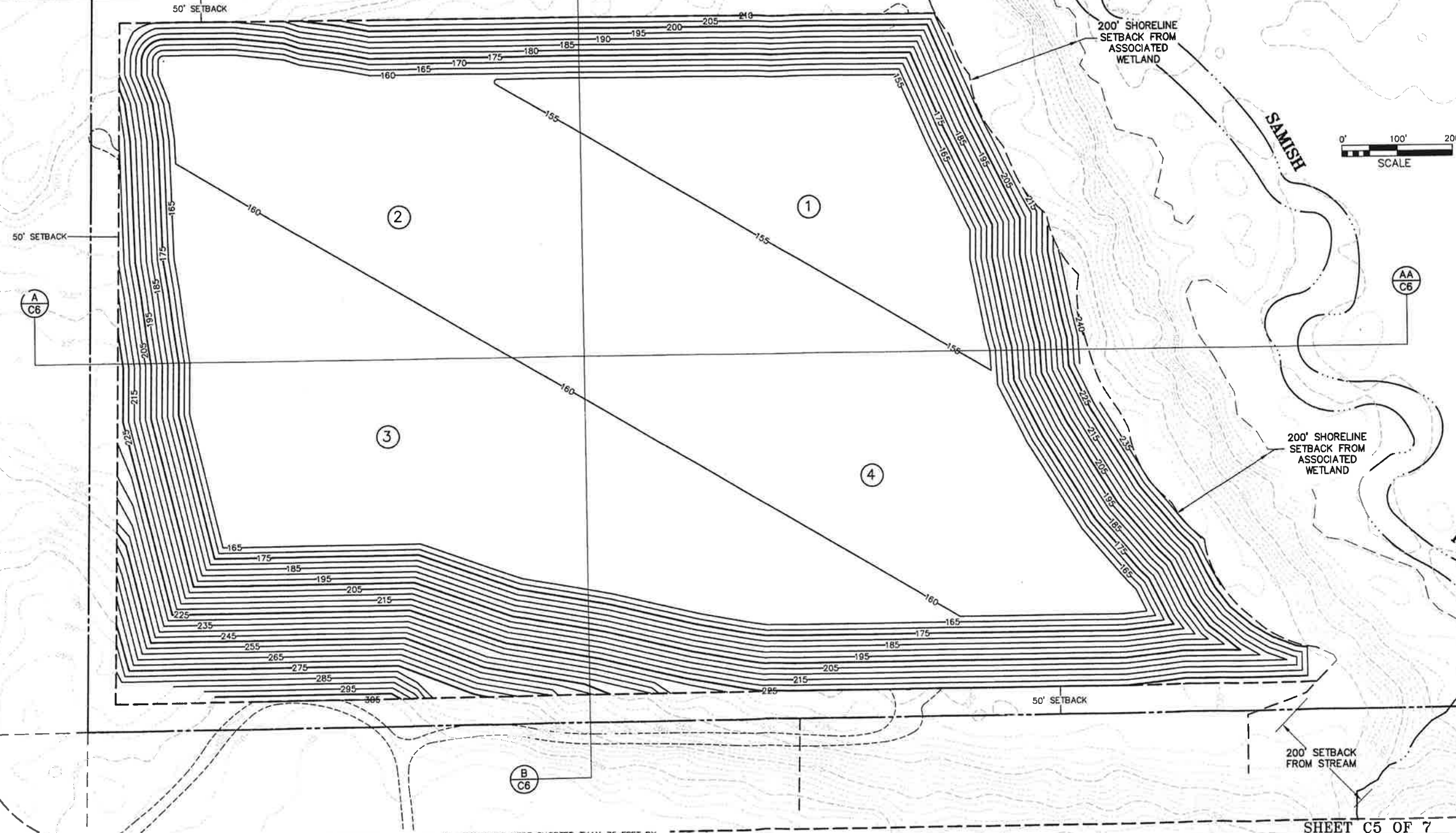
REQUIREMENT FOR ADJACENT PROPERTIES TO
MAINTAIN 200' BUFFER FROM MINERAL
RESOURCE DESIGNATED LAND OR REQUIREMENT
TO SIGN NUISANCE WAIVER
SCC 14.16.440(10)(B)(II)



NOTES:
1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE
2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE
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N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

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TO SIGN NUISANCE WAIVER
SCC 14.16.440(10)(B)(II)



NOTES:

1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
2. MERIDIAN: WASHINGTON STATE PLANE, NORTH ZONE, NAD83
3. DATUM: NAVD88, GEOID03, UNITS FEET
4. 4" MINIMUM DEPTH TOPSOIL, NATIVE OR IMPORTED FILL, FREE OF DELETERIOUS MATERIAL, COMPACTED IN PLACE. DELETERIOUS MATERIAL INCLUDES WOOD, ORGANIC WASTE, COAL, CHARCOAL, ASPHALT, OR ANY OTHER EXTRANEOUS OR OBJECTIONABLE MATERIAL.
4. SUBDIVISION IS FROM RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 893745, 810707003, 821190002, 8612040020, 9211250029, 9512070022, 9901290271, 200203120169, 200312160042 AND 201108220072.

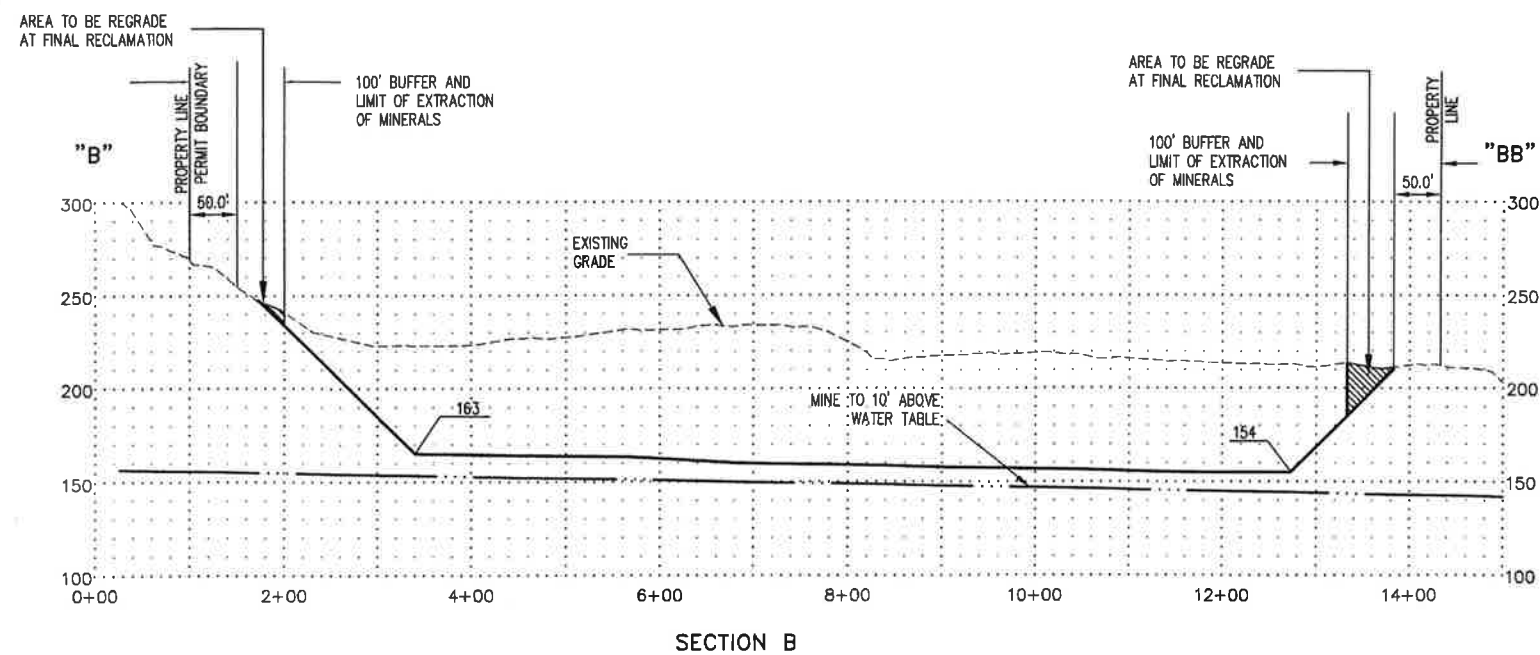
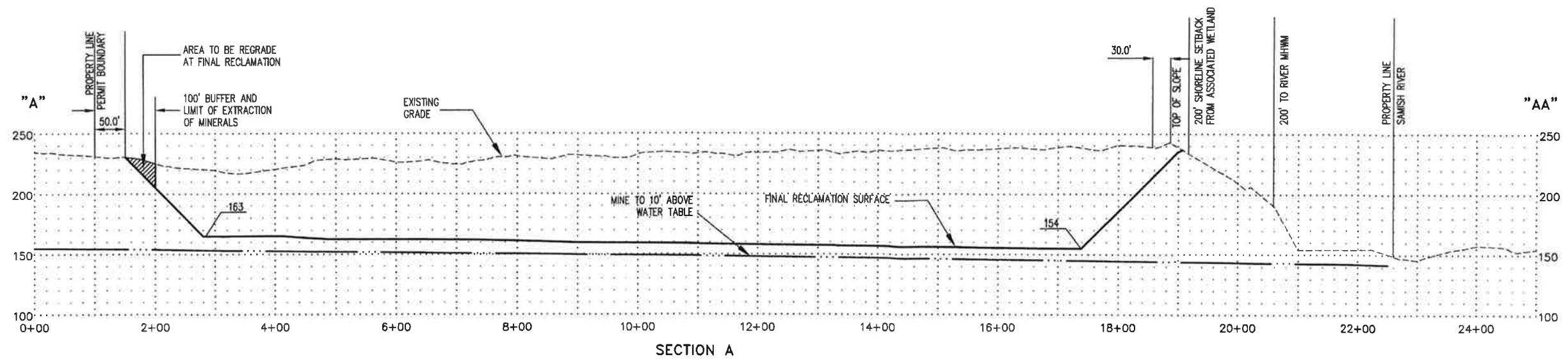
5. SLOPES STEEPER THAN 3:1 SHOULD BE KEPT SHORTER THAN 75 FEET BY CREATING BREAKS IN THE SLOPE, SUCH AS IRREGULAR TERRACES, BERMS OR BASINS.
6. SOME MOUNDS, HILLS, AND DEPRESSIONS CAN REMAIN ON PIT FLOOR AND/OR UPLAND AREAS FOR HABITAT DIVERSITY.
7. IN FINAL GRADING, BULLDOZERS OR OTHER TRACKED EQUIPMENT SHOULD BE RUN UP AND DOWN A SLOPE, NOT ACROSS IT, TO INCREASE SLOPE ROUGHNESS.
8. FINAL SLOPES SHOULD BE REVEGETATED IMMEDIATELY TO MINIMIZE EROSION.
9. TOP SOIL PREVIOUSLY STOCKPILED ONSITE IS TO BE REDISTRIBUTED OR TURNED INTO HABITAT AREAS AS INDICATED IN NOTE 6.
10. FINAL RECLAMATION CONTOURING OF THE BOTTOM SHOULD CONTOUR TO DISPERSE AND RETAIN STORM RUNOFF OR INCLUDE A DESIGNED STORM WATER CONTROL POND.

KEY:

- ① - RECLAMATION SEQUENCE



FINAL RECLAMATION MAP		
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX		
GRIP ROAD, SEDRO-WOOLLEY		
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.		
SKAGIT COUNTY, WASHINGTON		
DATUM: NAVD 88	SEMAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166



SHEET C6 OF 7 PL15-0000



CROSS SECTIONS
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, BURLINGTON
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM:	NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN:	WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166