

**MEMORANDUM**

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2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Mark Hurley, AIA, TCF Principle

From: Jason Walker, PLA, PWS, Perteet

Date: July 17, 2018

Re: SKAT MOA Critical Areas Summary

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**Critical Areas Pre-Development Consultation with Skagit County**

A pre-application meeting was held with Skagit County on June 14, 2018. A written comment memo and information was provided during this meeting from Leah Forbes (Skagit County Critical Areas Reviewer).

This memo states that a critical areas review of parcels P121434 and P121435 were previously completed and approved with Protected Critical Area (PCA) Site Plan AF#200702080071. This review and approval allowed for normal maintenance activities within an existing 20 foot drainage easement that occurs within a 50 foot recorded wetland buffer along the western property boundary. Additionally, Parcel 0127387 is encumbered by a PCA easement recorded with Binding Site Plan PL07-0733 (AF#200607280040). This document allows for landscaping within the 50 foot buffer as long as the vegetation is noninvasive and native to the Pacific Northwest. No other uses are allowed to occur within the permitted and recorded 50 foot buffer. Any modification to the allowed uses that are vested with the prior approvals must comply with the requirements of the current Critical Areas Ordinance for re-evaluation.

PCA Site Plan AF#200702080071 is attached to this summary showing the 50 foot buffer. The 50-foot buffer can be enhanced and restored with native vegetation but cannot be altered or developed with site uses or otherwise the vested permit provisions would need to be re-evaluated. The Skagit County Critical Areas Ordinance has also been revised since the PCAs and Binding Site Plan were approved. Any deviation from the allowed uses would likely require a variance and a new critical areas study to identify and rate and document the wetland critical area associated with the vested 50 foot buffer, and with significantly larger standard buffers under current code. It is therefore recommended to utilize the vested and approved 50 foot buffer and to not trigger a re-evaluation of the wetland and buffer conditions under current code.

RECEIVED

JAN 19 2007

Fisher & Sons

Return to:

BEIAN JONES C/O FISHER & SONS

625 FISHER LANE

BURLINGTON, WA 98273



200702080071

Skagit County Auditor

2/8/2007 Page 1 of 2 11:46AM

**PROTECTED CRITICAL AREA SITE PLAN**

Page 1 of 2

Grantor/Owner: Bay Ridge Park LLC, 1900 Avenue of the Stars #2475, Los Angeles, CA 90067

Grantee: PUBLIC

Site Address: 11784 Bayridge Drive, Burlington, WA 98233

Property ID #: P 121434 Assessors Tax Account #: 350334-4-004-0200

Legal Description: Sec. 34 Twp. 35 North Rng. 03 East, W.M.

Permit/Activity #: \_\_\_\_\_

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.100, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." SCC 14.24.060 No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24. Normal maintenance activity within the existing 20 foot drainage easement along the western property boundary is also allowed.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

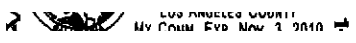
Owner: Maxine N. Douitz Date: 1-18-07

On this day personally appeared before me Maxine N. Douitz known to be the individual described herein and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Michael Prochelo, Notary Public in and for the State of California,  
residing at Los Angeles Date: 1-18-07



C:\Documents and Settings\bjw\Local Settings\Temporary Internet Files\OLK\17\PCA for FedEx project 1-18-07.doc - last updated 06.09.05



07/25/2018

5g1 - Critical Areas Summary.pdf

STMOA - SKAGIT TRANSIT MAINTENANCE & OPERATIONS FACILITY

CUMING ENGINEERING

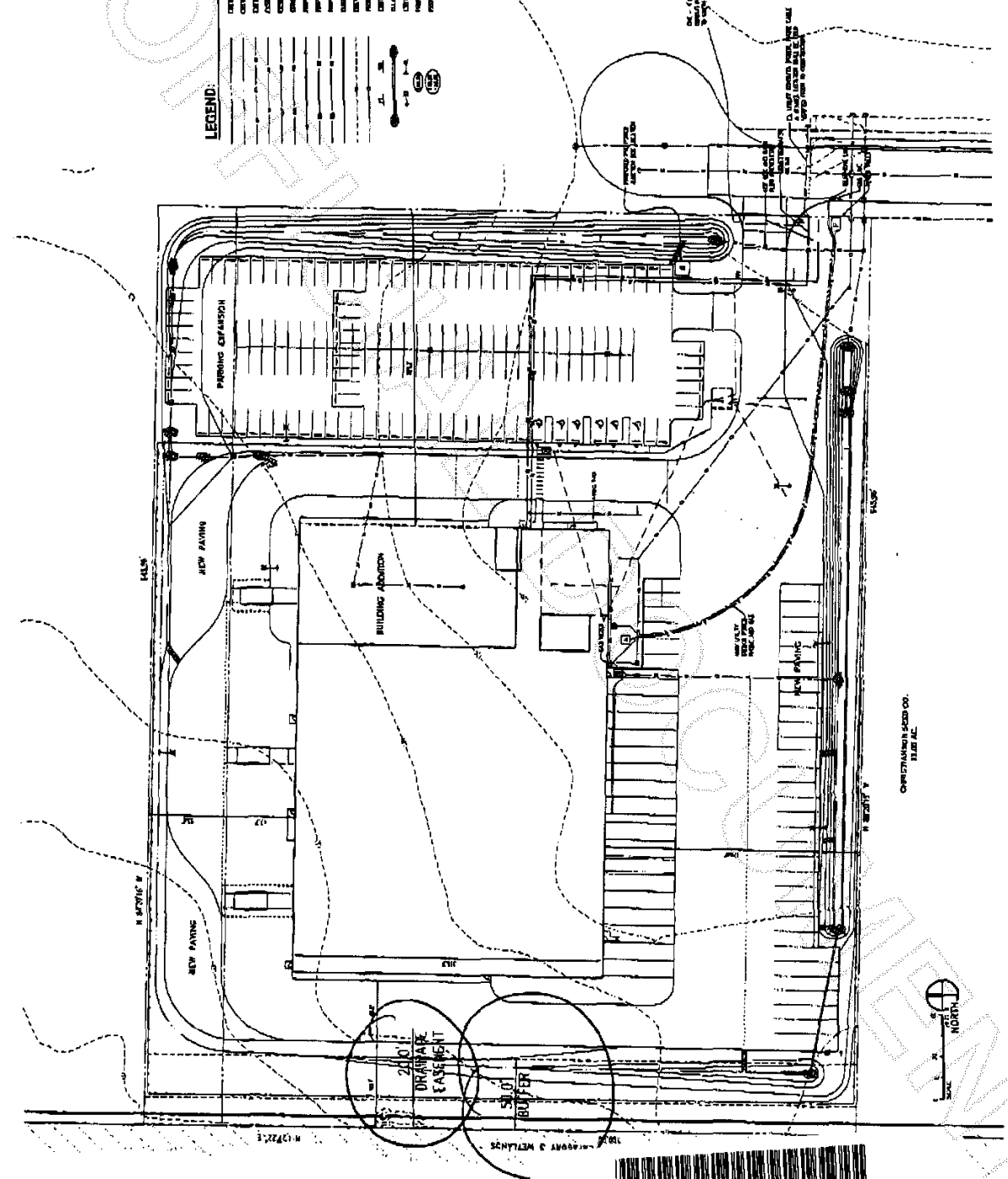
**OWNER:**  
 BAY RIDGE PARK LLC  
 1900 AVENUE OF THE STARS  
 LOS ANGELES, CA 90067

**PARCEL:** #121484  
 #121435

**PROJECT ADDRESS:**  
 11784 BAY RIDGE DRIVE  
 BURLINGTON, WA 98223

**LEGEND:**

- EXISTING PROPERTY LINE
- CENTERLINE OF ROAD
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARKING SPACE
- PROPOSED PARKING SPACE
- EXISTING RAMP
- PROPOSED RAMP
- EXISTING CURB
- PROPOSED CURB
- EXISTING GUTTER
- PROPOSED GUTTER
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING BRIDGE
- PROPOSED BRIDGE
- EXISTING TUNNEL
- PROPOSED TUNNEL
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED STRUCTURE TO BE DEMOLISHED
- EXISTING STRUCTURE TO BE ADDED
- PROPOSED STRUCTURE TO BE ADDED
- EXISTING STRUCTURE TO BE REPLACED
- PROPOSED STRUCTURE TO BE REPLACED
- EXISTING STRUCTURE TO BE MODIFIED
- PROPOSED STRUCTURE TO BE MODIFIED
- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE TO BE PRESERVED
- PROPOSED STRUCTURE TO BE PRESERVED
- EXISTING STRUCTURE TO BE RETAINED
- PROPOSED STRUCTURE TO BE RETAINED
- EXISTING STRUCTURE TO BE DEMOLISHED AND REPLACED
- PROPOSED STRUCTURE TO BE DEMOLISHED AND REPLACED
- EXISTING STRUCTURE TO BE DEMOLISHED AND REPLACED WITH NEW STRUCTURE
- PROPOSED STRUCTURE TO BE DEMOLISHED AND REPLACED WITH NEW STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED AND REPLACED WITH NEW STRUCTURE OF DIFFERENT TYPE
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 Skagit County Auditor  
 2/8/2007 Page 2 of 211:46AM