

May 2, 2018

Ravnik & Associates  
Attn: John Ravnik  
1633 Lindamood Lane/P.O. Box 361  
Burlington, WA 98233

**Exhibit N**  
to Hearing Examiner Staff  
Report

**RE: Critical Area Reconnaissance Results for P104178 and P76502**

John,

On November 16, 2017, I visited the two parcels referenced above to identify wetlands and/or streams on and in the vicinity of the subject property. The site is roughly 8 acres, located on the north side of Hwy 20. It is mostly within the Sedro Woolley city limits, with the exception of the northwest corner that is in Skagit County. The portion of the site within the city limits is zoned Mixed Commercial.

During the reconnaissance investigation, no wetland indicators were detected on-site or immediately off-site. A Type 3 (fish bearing) stream known as Brickyard Creek exists along the south edge of the property, abutting the north side of Hwy 20.

According to Sedro-Woolley Municipal Code Section 17.65.530(B), Type 3 streams are dedicated 110-foot buffers. Section 17.65.530(B)(2) indicates that buffers may be reduced pursuant to Section 17.65.150 (Reasonable Use Exceptions). A bridge or fish-passable culvert over the stream would provide access to the site directly from SR 20.

This briefly summarizes my findings from last November. I look forward to working further with you on a feasibility study for a potential future development on the site. If you have any questions, please feel free to contact me.

Sincerely,



Andrea Bachman, PWS  
*Bachman Environmental*