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02/17/2026 03:34 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return to:

John Leslie
N2501 Nuttleman RQ.
La Crosse, WI 54601

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: John Leslie

Grantee: PUBLIC

Site Address: 27033 Helmick Rd, Sedro-Woolley

Property ID #: 137326 & 137327 Assessors Tax Account #: 350510-2-004-0401 & 350510-2-004-0402

Legal Description: NW Sec. 10 Twp. 35 Rng. 05 / Plat Name: Tracts 2 & 3 of Short Plat Parcel Map 519-81

Permit/Activity #: CAO-2025-0170

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 14.24.070, 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.

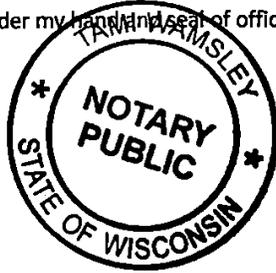
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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: [Signature] Date: 10-Feb-2026

On this day personally appeared before me in person, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

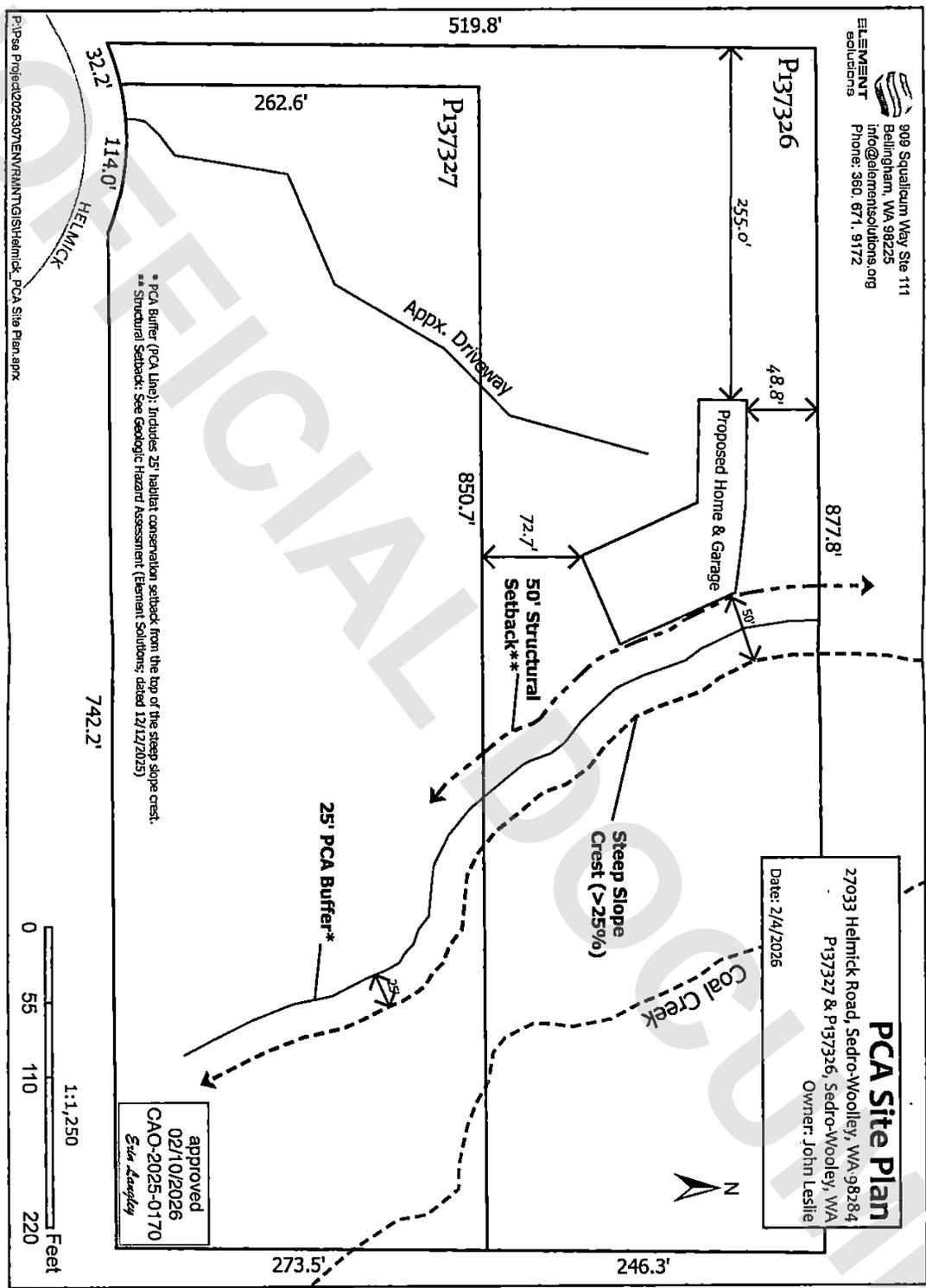
Given under my hand and seal of office this 10th day of February, 2026



[Signature]
Notary Public residing at La Crosse, WI
My Commission Expires: 11-27-2028

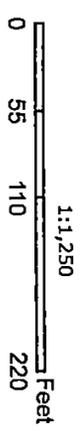
909 Squallcum Way Ste 111
Bellingham, WA 98225
info@elementalsolutions.org
Phone: 360.671.9172

PCA Site Plan
27033 Helmick Road, Sedro-Woolley, WA 98284
P137327 & P137326, Sedro-Woolley, WA
Owner: John Leslie
Date: 2/4/2026



* PCA Buffer (PCA Line): Includes 25' habitat conservation setback from the top of the steep slope crest.
** Structural Setback: See Geologic Hazard Assessment (Element Solutions, dated 12/12/2025)

Palise Project\2025\07\NEN\RM\NTG\SHelmick_PCA Site Plan.spx



approved
02/10/2026
CAO-2025-0170
Sara Langley