

EDISON ENGINEERING

14952 Washington Street
Anacortes WA 98221

January 13, 2025

Jason and Joy Cory
3354 Inverness Street
Mound Vernon WA 98273

Re: Fish & Wildlife and Geohazard Report

63254 High Ridge Drive
Cascade River Park No 3, Lot 92
Skagit County, Washington

Skagit County Property: **P63965**
Skagit County Files: **PL24-0015**

Dear Mr. and Mrs. Cory;

Edison Engineering presents this addendum of our fish & wildlife at the aforementioned lot at Cascade Park. On the previous writing (May 28, 2024), we were trying to make the landowner pay for the mitigation that they has caused and not the caused by the previous owner of the property. That is illegal. The code states in all circumstances where a substantial portion of the remaining buffer is degraded, the buffer reduction plan shall include replanting with native vegetation in the degraded portions of the remaining buffer area and shall include a five (5) year monitoring and maintenance plan.

The total degraded area was 2,890 square feet when the owners purchased the property and they want to put a building and septic on the property. The septic has a 10-foot easement for the foundation of the building so that moved the building to the west. The new mitigation areas are 112 square feet for the walk and six (6) square feet for the building so it brings it to 3,008 square feet. Moving the building to the west while maintaining the 25-foot property setback for road, means the building is only at 46 feet from the stream, as opposed to 50 feet before the septic area designation. The mitigation from our previous report (May 28, 2004) may be used however it is for 3,008 square feet.

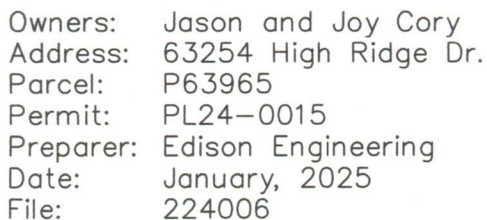
We appreciate the opportunity to be of service to you. Should you have any questions concerning this report or require further information, please contact Bob Bailey at (360) 202-4884.

Sincerely,

EDISON ENGINEERING



Robert P. Bailey, M.S.C.E., P.E.
Biologist / Geotechnical Engineer



This drawing was created with
a compass and tape measure
and is approximate.
NOT A SURVEY