EXHIBIT #1:

November 2, 2026, Issued Addendum to SEPA MDNS

Planning & Development Services

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ADDENDUM to SEPA Mitigated Determination of Nonsignificance

For: Concrete Norwest/Miles Sand & Gravel
File #: PL16-0097 (Special Use Permit) &
File #: PL16-0098 (Forest Practice Conversion)

PURPOSE OF ADDENDUM:

The State Environmental Policy Act (SEPA), WAC 197-11-600, contains conditions under which an existing environmental document may be amended or modified. The purpose of this addendum is to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-706). This Addendum addresses proposed changes to the "s-curve" on Grip Road discussed more in detail below. This is not a substantial change to the project and does not change the analysis of significant impacts and alternatives in the threshold determination.

BACKGROUND:

Name of Project: Concrete Norwest/Miles Sand & Gravel, applications for a Hearing Examiner Special Use Permit (PL16-0097) and Forest Practice Conversion (PL16-0098) for the operation of a gravel mine.

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:

A. Proposed Mine/Quarry: P125644, P125645, & P50155

B. Haul Road: P125646, P125647, P125626, P125627, P125628, P125629, P125630,P125631, P125623, P125624, P125632, P125633, & P35704

C. 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, & P35730

Applicant: Concrete Norwest /Miles Sand & Gravel
C/O: Dan Cox, General Manager
P.O. Box 280
Mount Vernon, Washington 98273

Landowner: Lisa Inc.
Attention: Concrete Norwest

400 Valley Avenue Northeast
Puyallup, Washington 98372

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

Zoning: Rural Resource-Natural Resource Lands (RRc-NRL)

Overlay Districts: Mineral Resource Overlay

Lead Agency: Skagit County Planning & Development Services Department

Type of environmental document originally prepared: SEPA Checklist dated March 2, 2016.

Description of proposed project:

On March 7, 2016, Skagit County Planning & Development Services received an application for a Special Use Permit (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 (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.

On February 22, 2022, a SEPA Mitigated Determination of Non-Significance (MDNS) with nineteen (19) mitigation measures was issued by Skagit County Planning & Development Services Department for the subject Hearing Examiner Special Use Permit and Forest Practice Conversion applications submitted by the applicant. Mitigation Measure 13.iv of the MDNS required the applicant, "[p]rior to operating the mine, … [to] design and construct improvements to the two (2) sharp turns immediately east of the intersection of Prairie Road and Old Highway 99N … to mitigate for trucks with trailers crossing over the center line …."

Description of changes to the original proposal:

The requested changes are offsite improvements to Grip Road 0.43 miles east of the intersection of Grip Road and Prairie Road. The proposed gravel mine use of the subject property is not changing nor are the potential environmental impacts associated with the project. The proposed improvement would satisfy Condition 13.iv of the MDNS.

These improvements include widening the paved road surface by four feet in the northwest, three feet in the north, and five-and-a-half feet in the south. Two retaining walls will also be built along the south edge of Grip Road. Per the SEPA checklist submitted with the SEPA addendum request, The roadway will be expanded from 34 feet in width with two 11-foot drive lanes and two 6-foot shoulders. The shoulders will include 4 feet of pavement and two feet of gravel as a transition to the existing open ditch drainage. Widening of the roadway will require 550 linear feet of concrete faced sheet pile retaining wall. The purpose of these changes is to address safety concerns raised about trucks for the mine crossing the center line where the road curves.

Temporary impacts to wetland and buffer vegetation as well as permanent impacts to buffer areas are required for this project. The purpose of the road improvements and widening of the eastbound and westbound curves and shifting of the centerline alignment is to improve traffic safety in the area associated with dump trucks and pups coming and going from the mine site and other large vehicles using the roadway.

Impacts of new changes to the original proposal:

The Critical Area Study & Mitigation Plan prepared by Wetland Resources, Inc., dated November 4, 2025, states that the proposed improvements to Grip Road will result in temporary buffer impacts that will total approximately 6,518 square feet. All temporarily impacted areas will be restored by replanting with a diverse array of native species suitable to the site. A total of 1,762 square feet of permanent buffer impacts is expected. These improvement are subject to the Critical Areas Ordinance (CAO), which requires mitigation of these impacts. Because this is a road project, there is no suitable location onsite to provide mitigation, it is currently proposed that mitigation will be achieved with the purchase of credits from Skagit Environmental Wetland Mitigation Bank. The final determination on appropriate mitigation under the CAO, and any other conditions, will be determined at the time of construction.

Responsible Official: Jack Moore, PDS Director
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RESPONSIBLE OFFICIAL/APPROVED BY: _____

Jack Moore, Administrative Official
Director of Planning

Contact: Kevin Cricchio, AICP, RPP, MCIP, ISA
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DATE: November 2, 2026