



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • PO Box 330316 • Shoreline, Washington 98133-9716 • (206) 594-0000
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March 29, 2022

Alexander Reed, LLC
ATTN: Gary Petershagen
P.O. Box 1465
Marysville, WA 98270

**RE: Water Quality Certification Order No. 21055 for Corps Reference No. NWS-2021-215,
Northridge Park Division 2, Snohomish County, Washington**

Dear Gary Petershagen:

On February 2, 2022, Alexander Reed, LLC submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for the Northridge Park Division 2, Snohomish County, Washington.

On behalf of the state of Washington, the Department of Ecology certifies that the work described in the Water Quality Certification Request and supplemental documents complies with applicable provisions of Sections 301, 302, 303, 306, and 307 of the Clean Water Act, as amended, and applicable state laws. This certification is subject to the conditions contained in the enclosed Order.

Please ensure that anyone doing work under this Order has read, is familiar with, and is able to follow all of the provisions within the attached Order.

If you have any questions about this decision, please contact Doug Gresham at (425) 429-1846 or send an email to Doug.Gresham@ecy.wa.gov. The enclosed Order may be appealed by following the procedures described within the Order.

Sincerely,

Handwritten signature of Joe Burcar.

3/29/2022

Joe Burcar, Section Manager
Shorelands and Environmental Assistance Program
Northwest Regional Office
Department of Ecology

Date

Enclosure

Alexander Reed, LLC

March 29, 2022

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Sent via email to: garypetershagen@hotmail.com

E-cc:

Amanda Nadjkovic, Corps of Engineers

Amy Jankowiak, Stephanie Barney, Grant Yang, Rebekah Padgett: Ecology

Kelsey Payne, Snoqualmie Tribe

ECYREFEDPERMITS@ECY.WA.GOV

IN THE MATTER OF GRANTING A) ORDER No. 21055
WATER QUALITY) Corps Reference No. NWS-2021-215
CERTIFICATION TO) Northridge Park Division 2 located within City
Alexander Reed, LLC) of Marysville, Snohomish County, Washington
pursuant to 33 U.S.C. 1341 (FWPCA)
§ 401), RCW 90.48.120, RCW 90.48.260)
and Chapter 173-201A WAC)

Alexander Reed, LLC
Attn: Gary Petershagen
P.O. Box 1465
Marysville, WA 98270

On February 2, 2022, Alexander Reed, LLC submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for the Northridge Park Division 2 project located in Snohomish County, Washington. The following processing dates are referenced below:

- On May 26, 2021, the U.S. Army Corps of Engineers (Corps) notified Ecology that they are reviewing the project for authorization under Nationwide Permit #29, and an individual Section 401 is required.
- On March 3, 2022, Ecology issued a public notice for the project.

This project proposes to construct a 27 lot residential subdivision with associated infrastructure. The access road will cross a wetland and require installing a culvert to cross a Type N stream, which will impact 501 ft² of Category III wetland and 210 ft² of stream. This will be mitigated by purchasing 0.0149 credits at the Snohomish Basin mitigation bank.

The project site is located at 9220 76th Avenue NE in the City of Marysville, Snohomish County, Washington, Section 14, Township 30N., Range 5E., within Water Resource Inventory Area (WRIA) 7 Snohomish.

With this WQC Order, Ecology is granting Alexander Reed, LLC’s request for a Section 401 Water Quality Certification for the Northridge Park Division 2 project, provided that the activity is conducted in accordance with the Section 401 Water Quality Certification request and attachments that Ecology received on February 2, 2022, and the following supporting documentation:

Table 1. Supporting Documents

Date Received	Document Type	Title & Date	Author
February 2, 2022	Critical Area Report	Critical Areas Report for Northridge Park Division 2, dated September 19, 2018	Sewall Wetland Consulting, Inc.
February 2,	Mitigation Plan	Revised Mitigation Bank Use Plan	Sewall Wetland

2022		for Northridge Park Division 2, dated August 26, 2021	Consulting, Inc.
February 2, 2022	Mitigation Plan Drawing	Drawings of Wetland Buffer Mitigation Plan for Northridge Park Division 2, dated January 24, 2022	Sewall Wetland Consulting, Inc.

Based on the information submitted, Ecology has determined that the discharge from the project will comply with state water quality requirements. Prior to undertaking any changes that materially alter the project, Alexander Reed, LLC must contact Ecology to determine whether a new Section 401 Water Quality Certification is required.

Issuance of this Section 401 Water Quality Certification for this proposal does not authorize Alexander Reed, LLC to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water quality standards (Chapter 173-200 WAC), or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this Section 401 Water Quality Certification absolves the Applicant from liability for contamination and any subsequent cleanup of surface waters, ground waters, or sediments resulting from project construction or operations.

Special Conditions:

1. The Alexander Reed, LLC shall mitigate wetland impacts as described in the Revised Mitigation Bank Use Plan for Northridge Park Division 2, as identified in Table 1 or as modified by this Order.
2. The Alexander Reed, LLC shall obtain a Statement of Sale from the Sponsor as documentation of purchase of 0.0149 credits for this impact project. The Project Proponent shall submit a copy of the Statement of Sale to Ecology within 60 days of receipt. Documentation from the Sponsor shall include:
 - a. Ecology’s Order number,
 - b. Order issuance date,
 - c. Description of mitigation credits purchased,
 - d. Signatures from the Sponsor and the Applicant

In view of the foregoing and in accordance with 33 U.S.C. §1341, RCW 90.48.120, RCW 90.48.260 Chapter 173-200 WAC and Chapter 173-201A WAC, this WQC is granted to the Alexander Reed, LLC for the Northridge Park Division 2 project.

This Certification is not effective until the U.S. Corps of Engineers (Corps) Seattle District issues a Department of the Army (DA) permit for this project. Order No. 21055 will remain valid for the duration of the associated DA permit. Alexander Reed, LLC should send a copy of the final DA permit to fednotification@ecy.wa.gov within two weeks of receiving it.

YOUR RIGHT TO APPEAL

You have a right to appeal this Order to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do all of the following within 30 days of the date of receipt of this Order:

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

Address and location information.

Filing an appeal with the PCHB:

Mailing Address:

Pollution Control Hearings Board
PO Box 40903
Olympia, WA 98504-0903

Street Address:

Pollution Control Hearings Board
1111 Israel RD SW
STE 301
Tumwater, WA 98501

Serving a copy of the appeal on Ecology:

Mailing Address:

Department of Ecology
Attn: Appeals Processing Desk
PO Box 47608
Olympia, WA 98504-7608

Street Address:

Department of Ecology
Attn: Appeals Processing Desk
300 Desmond Drive SE
Lacey, WA 98503

CONTACT INFORMATION

Please direct all questions about this WQC Order to:

Doug Gresham
Department of Ecology
Northwest Regional Office
(425) 429-1846
Doug.Gresham@ecy.wa.gov

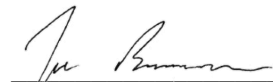
MORE INFORMATION

- **Pollution Control Hearings Board Website**
<http://www.eluho.wa.gov/Board/PCHB>

- **Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board**
<http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B>
- **Chapter 371-08 WAC – Practice And Procedure**
<http://app.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act**
<http://app.leg.wa.gov/RCW/default.aspx?cite=34.05>
- **Chapter 90.48 RCW – Water Pollution Control**
<http://app.leg.wa.gov/RCW/default.aspx?cite=90.48>
- **Chapter 173.204 WAC – Sediment Management Standards**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-204>
- **Chapter 173-200 WAC – Water Quality Standards for Ground Waters of the State of Washington**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-200>
- **Chapter 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-201A>

SIGNATURE

Dated this 29th day of March, 2022 at the Department of Ecology, Shoreline, Washington



Joe Burcar, Section Manager
Shorelands and Environmental Assistance Program
Northwest Regional Office