



**STATE OF WASHINGTON**  
**DEPARTMENT OF ECOLOGY**

**Northwest Region Office**  
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

December 16, 2022

Pacific Ridge Homes  
Attn: Dagny Cook  
17921 Bothell-Everett Highway, Suite 100  
Bothell, WA 98012

Re: Coastal Zone Consistency for Ivy Terrace, Corps No. **NWS-2022-756**, Lynnwood,  
Snohomish County, Washington

Dear Dagny Cook:

On October 20, 2022, the Department of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project.

This determination is for development of a residential townhouse community with 89 units in 10 buildings, internal access roads, parking and loading areas, utilities, and stormwater facilities. The proposed project requires the total fill (746 ft<sup>2</sup>) of Wetland A. Compensatory mitigation for impacts to Wetland A will be provided through the purchase of 0.017 acre-credits from the Keller Farms Mitigation Bank. The project site is located at 16333 36th Avenue West, in Lynnwood, Snohomish County, Washington, Section 3, Township 27N., Range 4E., within Water Resource Inventory Area (WRIA) 8 Cedar/Sammamish.

Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs Pacific Ridge Homes's determination that the proposed work is consistent with Washington's CZMP.

If you have any questions regarding Ecology's consistency determination, please contact Doug Gresham at (425) 429-1846 or by email at [doug.gresham@ecy.wa.gov](mailto:doug.gresham@ecy.wa.gov).

### **Your right to appeal**

You have a right to appeal this decision to the Pollution Control Hearing Board (PCHB) within 30 days of the date of receipt. The appeal process is governed RCW 43.21B and WAC 371-08. "Date of receipt" is defined in RCW 43.21B.001(2). More information is available at <https://eluh.wa.gov/content/11>.

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

- File your notice of appeal and a copy of this Order with the PCHB (see filing options below). "Filing" means actual receipt by the PCHB during regular business hours as defined in WAC 371-08-305 and -335. "Notice of appeal" is defined in WAC 371-08-340.
- Serve a copy of your notice of appeal and this Order on the Department of 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 RCW 43.21B and WAC 371-08.

#### **Filing an appeal with the PCHB:**

For the most current information regarding filing with the PCHB, visit:

<https://elaho.wa.gov/content/11>

##### **Filing by mail**

###### **Mailing Address:**

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

##### **Filing in person (or by certified mail/courier)**

###### **Street Address:**

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

##### **Filing electronically**

###### **E-mail Address:**

Pchb-shbappeals@elaho.wa.gov

#### **Serving a copy of the appeal on Ecology:**

Electronic copies of appeals are not accepted at the Department of Ecology per WAC 371-08-305(10).

##### **Filing by mail**

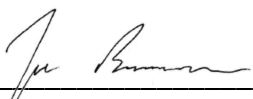
###### **Mailing Address:**

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

##### **Filing in person (or by certified mail/courier)**

###### **Street Address:**

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



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

Corps No. NWS-2022-756, Aquatics ID No. 141861

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Sent via email to: [drcook@pacificridgehomes.com](mailto:drcook@pacificridgehomes.com)

E-cc: Alex Murphy, Soundview Consultants LLC  
Mae Ancheta, U.S. Army Corps of Engineers  
Rowan Kelsall, Department of Ecology  
Loree' Randall, Department of Ecology  
[ecyreczmfedconsistency@ecy.wa.gov](mailto:ecyreczmfedconsistency@ecy.wa.gov)