



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

March 7, 2023

Pacific Ridge – DRH, LLC
ATTN: John Mirante
17921 Bothell-Everett Highway, Suite 100
Bothell, WA 98012

**Re: Coastal Zone Management Federal Consistency for Harrison Pointe, Corps No.
NWS-2022-269, Everett, Snohomish County, Washington**

Dear John Mirante:

On April 18, 2022, the Ecology of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project. On September 27, 2022, Pacific Ridge – DRH, LLC agreed to stay the CZM until March 21, 2023, in order for the Applicant to comply with State Water Quality requirements.

This determination is for construction of a multi-family residential development with associated infrastructure such as internal access road, stormwater management, and associated utilities. The project will cause 6,113 ft² of direct impacts, 5,636 ft² of indirect impacts, and 1,086 ft² of buffer impacts to Wetland A. This will be mitigated by a combination of 15,622 ft² of on-site wetland creation and by purchasing 0.11 credits at the Keller Farm Mitigation Bank.

The project site is located adjacent to 9500 18th Avenue West in Everett, Snohomish County, Washington, Section 14, Township 28 N., Range 4 E., within Water Resource Inventory Area (WRIA) No. 8—Cedar-Sammamish.

Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with Pacific Ridge – DRH, LLC'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.

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://eluhwa.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://eluhwa.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@eluhwa.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

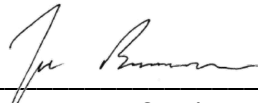
Filing in person (or by certified mail/courier)

Street Address:

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

Corps No. NWS-2022-269, Aquatics ID No. 141557
Harrison Pointe
March 7, 2023
Page 3 of 3

Sincerely,



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

Sent via email to: JVMirante@drhorton.com

E-cc: Matt DeCaro, Soundview Consultants
Mae Ancheta, U.S. Army Corps of Engineers
Todd Gray, Tulalip Tribe
Allison O'Sullivan, Suquamish Tribe
Dennis Osborn, City of Everett
Shreejita Basu, Department of Ecology
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