



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

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

October 25, 2023

JM1 Holdings, LLC  
ATTN: Tim Kaintz  
c/o Land Pro Group, Inc.  
10515 20th Street SE, #202  
Lake Stevens, WA, 98258

Re: Coastal Zone Management Federal Consistency Decision for Harvest Road Short Plat  
(Corps No. **NWS-2023-0531**) Snohomish County, Washington

Dear Tim Kaintz:

On August 14, 2023, 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 construction of a residential short plat that will discharge fill within 768 ft<sup>2</sup> (0.0176 acre) of Wetland A, a Category III depressional wetland, and 168 ft<sup>2</sup> (0.0039 acre) of Stream A, a seasonal, non-fish bearing (Type Ns) stream. In addition, the project would temporarily impact 153 ft<sup>2</sup> (0.0035 acre) of Wetland A and permanently impact 2,200 ft<sup>2</sup> (0.0505 acre) of buffer area. Wetland impacts will be mitigated through the purchase of 0.0215 wetland mitigation bank credits from the Keller Farm Mitigation Bank. Buffer impacts will be mitigated on-site through the creation of 7,245 ft<sup>2</sup> of forested buffer and rehabilitation of 1,582 ft<sup>2</sup> of buffer area by removing existing asphalt.

The project site is located within Wetland A and Stream A, at 702 and 706 Harvest Road, Bothell, Snohomish County, Washington, Section 19, Township 27 N., Range 5 E., within Water Resource Inventory Area (WRIA) No. 08 - Cedar Sammamish.

Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with JM1 Holdings, LLC's determination that the proposed work is consistent with Washington's CZMP.

If you have any questions regarding Ecology's decision, 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 Hearings Board (PCHB) within 30 days of the date of receipt. 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 decision:

- File your notice of appeal and a copy of this decision with the PCHB (see filing information 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 decision on the Department of Ecology mail, in person, or by email (see addresses below).

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

## Filing an appeal:

### Filing with the PCHB

For the most current information regarding filing with the PCHB, visit: <https://elaho.wa.gov/> or call: 360-664-9160.

### Service on Ecology

#### Street Addresses:

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

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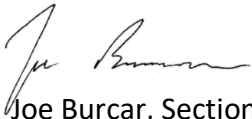
**Mailing Addresses:**

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

**E-Mail Address:**

ecologyappeals@ecy.wa.gov

Sincerely,



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

Sent via email to: kaintztk@msn.com

E-cc: Mae Ancheta, U.S. Army Corps of Engineers  
John Laufenberg, Wetland Resources, Inc.  
Doug Gresham, Department of Ecology  
Rowan Kelsall, Department of Ecology  
Loree' Randall, Department of Ecology  
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