



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

December 20, 2023

Pacific Ridge-DRH, LLC
ATTN: Nicole Benert
17921 Bothell-Everett Hwy., Suite 100
Bothell, WA 98012

Re: Coastal Zone Management Federal Consistency Decision for Trellis Townhomes,
(Corps No. **NWS-2023-0309**), Lynnwood, Snohomish County, Washington

Dear Nicole Benert:

On June 21, 2023, the Department of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with the Pacific Ridge-DRH, LLC's determination that the proposed work is consistent with Washington's CZMP.

This determination is for construction of 50 townhomes on the western portion of the property, along with associated roads and utilities. Road frontage improvements along Ash Way will require the filling of 99 ft² of Wetland B and 3,015 ft² of its buffer. This will be mitigated by purchasing 0.143 credits at the Keller Farm Mitigation Bank.

The project site is a vacant lot located south of 16717 Alderwood Mall Parkway, in Snohomish County. This property is within Section 11, Township 27 N., and Range 4 E. This area is within Water Resource Inventory Area (WRIA) 8-Cedar/Sammamish basin.

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 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

Mailing Addresses:

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

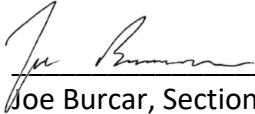
E-Mail Address:

ecologyappeals@ecy.wa.gov

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Sincerely,



Joe Burcar, Section Manager

Northwest Region Office

Shorelands and Environmental Assistance Program

Sent via email to: NMBenert@drhorton.com

E-cc: Mae Ancheta, U.S. Army Corps of Engineers
John Laufenberg, Wetland Resources
Todd Gray, Tulalip Tribe
Jesse Dykstra, WDFW
Loree' Randall, Department of Ecology
Doug Gresham, Department of Ecology
fedconsistency@ecy.wa.gov