



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

3/7/2024, sent to the Corps -
This document reflects the
correction to the applicant's
company name for our records.

March 6, 2024

~~JJ Place LLC LaVenture Group LLC~~

ATTN: John Piazza
129 Olympic Avenue
Arlington, WA 98223

Re: Coastal Zone Management Federal Consistency Decision for JJ Place Apartments project (Corps No. **NWS-2023-0397**), in wetlands, Mount Vernon, Skagit County, Washington

Dear John Piazza:

On May 22, 2022, 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 ~~JJ Place LLC's LaVenture Group LLC's~~ determination that the proposed work is consistent with Washington's CZMP.

On November 15, 2023, ~~JJ Place LLC LaVenture Group LLC~~ and Ecology agreed to stay the CZM until March 7, 2024 in order for the ~~JJ Place LLC LaVenture Group LLC~~ to obtain Section 401 Water Quality Certification and thereby demonstrate consistency with the state's Water Pollution Control Act.

The proposed work includes development of a multi-family residential apartment building and associated amenities (driveway, parking, stormwater treatment). The project will include underground stormwater biofiltration cells, detention vault, and bioswale infiltration to maintain integrity of wetland water quality functions. This activity will result in fill of approximately 0.41 acre of wetland and indirect impacts to 0.47 acres of wetland. Wetland mitigation would occur through purchase of 0.65 credits from the Skagit Environmental Bank, contribution to the City of Mount Vernon's Managed Ecosystem Alternative program, and onsite wetland enhancement. The project will occur at 2988 East College Way, City of Mount Vernon, Skagit County, Washington.

If you have any questions regarding Ecology's decision, please contact Chris Luerkens at 360-410-4807 or chris.luerkens@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:

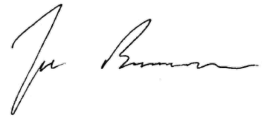
ecologyappeals@ecy.wa.gov

Corps No. NWS-2023-0397, Aquatics ID No. 142697

March 6, 2024

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Sincerely,

A handwritten signature in black ink, appearing to read "Joe Burcar". The signature is fluid and cursive, with a large initial "J" and "B".

Joe Burcar, Section Manager

Northwest Region Office

Shorelands and Environmental Assistance Program

Sent via e-mail: john.jr@piazzaconst.com

E-cc: Kristin Murray, U.S. Army Corps of Engineers
Mark, Merkelbach, Green Earth Operations
Loree' Randall, Department of Ecology
Chris Luerkens, Department of Ecology
fedconsistency@ecy.wa.gov – Aquatics ID No. 142697