



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
Southwest Region Office**

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

November 21, 2024

Rainier RCL LLC  
ATTN: Chris Leier  
9713 233rd Avenue East, Suite A  
Bonney Lake, WA 98391

Re: Coastal Zone Management Federal Consistency Decision for Peak 410 Business Park  
(Corps No. **NWS-2023-0354**), Wetlands, Bonney Lake, Pierce County, Washington

Dear Chris Leier:

On May 23, 2024, 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 Rainier RCL LLC's determination that the proposed work is consistent with Washington's CZMP.

The proposed work includes construction of the Peak 410 Business Park consisting of five one-story buildings, with warehouse and office space, and a combined footprint of 752,000 square feet (sf). With the associated paved parking area around the perimeter of the buildings and access roads, the combined impervious area is 33.25 acres (1,448,313 sf). To facilitate the proposal, 0.26 acre of direct wetland impact and 0.501 acre of indirect wetland impact are necessary. These impacts are to be mitigated for through 0.044 acres of onsite wetland creation, 1.086 acres of onsite wetland enhancement, 0.190 acres of offsite preservation (Fennel Creek and buffer), 0.799 acres of offsite upland preservation, and 0.522 acres of offsite wetland creation.

The project site is located in wetlands at 22719 SR 410 East, Bonney Lake, Pierce County, Washington, Section 2, Township 19N., Range 5E., within Water Resource Inventory Area (WRIA) 10, Puyallup-White.

If you have any questions regarding Ecology's decision, please contact Brook Swensen at 564-999-1749 or [Brook.Swensen@ecy.wa.gov](mailto:Brook.Swensen@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](mailto:ecologyappeals@ecy.wa.gov)

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Sincerely,



Maria Sandercock, Section Manager  
Southwest Regional Office  
Shorelands and Environmental Assistance Program

Sent via e-mail: [chris@teeter.com](mailto:chris@teeter.com)

E-cc: LeeAnn Simmons, U.S. Army Corps of Engineers  
Hannah Fotherby, Anchor QEA LLC  
Josh Jensen, Anchor QEA LLC  
Dan Berlin, Anchor QEA LLC  
Zach Meyer, Ecology  
[fedconsistency@ecy.wa.gov](mailto:fedconsistency@ecy.wa.gov)