



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

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

April 18, 2025

Taylor Morrison
ATTN: Jeff Borchardt
13810 Southeast Eastgate Way, Suite 410
Bellevue, WA 98005

Re: Coastal Zone Management Federal Consistency Decision for Caledon Rural Cluster
Subdivision Project, (Corps No. NWS-2022-468), Snohomish County, Washington

Dear Jeff Borchardt:

On March 4, 2025, the Department of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project. Ecology issued a 21-day public notice on March 17, 2025. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with Taylor Morrison's determination that the proposed work is consistent with Washington's CZMP.

The proposed residential development involves constructing 94 single-family homes, associated access roads, storm water facilities, and utility lines. The project would widen two existing access roads and upgrade two existing fish passage barrier culverts to stream simulation design culverts. This road widening requires placing fill in 8,334 ft² of Category II and Category III wetlands. Compensatory mitigation for these impacts consists of 24,221 ft² of on-site wetland creation.

Two other wetlands (G and J) in the project area are non-federally regulated waters but are considered waters of the state and regulated under Washington state law. Impacts to these two wetlands was previously authorized by Ecology under separate cover (see Ecology Administrative Order # 22927).

This activity is located at 13820 132nd Street NE in Arlington, Snohomish County, Washington.

If you have any questions regarding Ecology's decision, please contact Doug Gresham at 425-429-1846 or email 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 by 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.

Address and Location Information

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

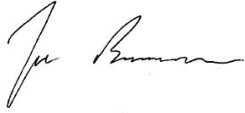
E-Mail Address:

ecologyappeals@ecy.wa.gov

April 18, 2025

Page 3 of 3

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Burcar".

Joe Burcar, Section Manager

Northwest Region Office

Shorelands and Environmental Assistance Program

Sent via e-mail: jborchardt@taylormorrison.com

E-cc: Mae Ancheta, U.S. Army Corps of Engineers
Key McMurry, Key Environmental Solutions
Michael Romano, Saint Andrews I, LLC
Nikole Stout, Snohomish County
Katy Weilert, WDFW
Morgan Krueger, WDFW
Todd Gray, Tulalip Tribe
Erin Hanlon Brown, Ecology
Doug Gresham, Ecology
fedconsistency@ecy.wa.gov