



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

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

April 29, 2025

RM Homes LLC  
ATTN: James Kerby  
2913 5th Avenue NE, Suite 201  
Puyallup, Washington 98372

Re: Coastal Zone Management Federal Consistency Decision for Tyee Ranch Residential Development (**Corps No. NWS-2024-900**), in wetlands, Edgewood, Pierce County, Washington

Dear James Kerby:

On March 10, 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 20, 2025. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with RM Homes (James Kerby)'s determination that the proposed work is consistent with Washington's CZMP.

The proposed work includes permanent discharge of fill within 3,924 square feet (sq. ft.) (0.09 acre) of a Category IV wetland in Wetland F at Edgewood, Pierce County, Washington. The purpose of the proposed work is to redevelop the subject property with a residential subdivision containing 33 single-family residences and associated infrastructure including internal access roads, utilities, and stormwater facilities. This activity is located at 11617 15th St E; 1419 114th Ave E, in wetlands, Edgewood, Pierce County, Washington, Section 3/2, Township 20 N., Range 4 E., within Water Resource Inventory Area (WRIA) 10 Puyallup-White.

If you have any questions regarding Ecology's decision, please contact Lydia Albright at 360-870-2983 or [Lydia.Albright@ecy.wa.gov](mailto:Lydia.Albright@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://eluhwa.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,

A handwritten signature in blue ink, appearing to read "Maria Sandercock". The signature is written in a cursive style. To the right of the signature is a vertical yellow line.

Maria Sandercock, Section Manager  
Southwest Region  
Shorelands and Environmental Assistance Program

Sent via e-mail: [james@rmhomes.com](mailto:james@rmhomes.com)

E-cc: Grace Hall, U.S. Army Corps of Engineers  
Lydia Albright, Ecology  
Erin Hanlon Brown, Ecology  
Brook Swensen, Ecology  
[fedconsistency@ecy.wa.gov](mailto:fedconsistency@ecy.wa.gov)