



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

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

May 2, 2025

AAA Dev LLC  
ATTN: Brar Prabhpreet  
9655 15<sup>th</sup> Street SE  
Lake Stevens, WA 98258

Re: Coastal Zone Management Federal Consistency Decision for 20<sup>th</sup> Street Apartments  
(Corps No. NWS-2024-284), wetlands, Mount Vernon, Skagit County, Washington

Dear Brar Prabhpreet:

On June 5, 2024, 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 June 10, 2024. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with AAA Dev LLC (Brar Prabhpreet) determination that the proposed work is consistent with Washington's CZMP.

On November 22, 2024, AAA Dev LLC (Brar Prabhpreet) and Ecology agreed to stay the CZM until February 12, 2025 in order for AAA Dev LLC (Brar Prabhpreet) to obtain Section 401 Water Quality Certification in order to demonstrate consistency with the state's Water Pollution Control Act. A second stay was agreed to on January 30, 2025, extending the review period until May 15, 2025 in order for AAA Dev LLC (Brar Prabhpreet) to obtain Section 401 Water Quality Certification in order to demonstrate consistency with the state's Water Pollution Control Act.

The proposed work includes construction of a 3-story, 15-unit apartment complex comprised of a single building along with associated amenities and infrastructure including parking, outdoor open space, water and sewer mains, and stormwater conveyance and treatment facilities. The project will impact a Category III wetland including approximately 0.16 acre wetland fill in addition to 0.16 acre of indirect impacts. This activity is located north of 409 South 20<sup>th</sup> Street, on the west side of 20<sup>th</sup> Street, Mount Vernon, within wetlands, Skagit County, Washington.

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

## 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](mailto:ecologyappeals@ecy.wa.gov)

May 2, 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: [brarps@yahoo.com](mailto:brarps@yahoo.com)

E-cc: Kristin Murray, U.S. Army Corps of Engineers  
Mark Merkelbach, Green Earth Operations Inc.  
Stacey Clauson, City of Mount Vernon  
Erin Hanlon Brown, Ecology  
Chris Luerkens, Ecology  
[fedconsistency@ecy.wa.gov](mailto:fedconsistency@ecy.wa.gov)