



**STATE OF WASHINGTON**  
**DEPARTMENT OF ECOLOGY**

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

May 30, 2025

Everest LLC  
ATTN: Jon Langston  
14425 235th Street Southeast  
Snohomish, WA 98296

Re: Coastal Zone Management Federal Consistency Decision for Canyon Park Ridge Medical Office Building (Corps No. NWS-2024-0848), Streams 1 and 2, Bothell, Snohomish County, Washington

Dear Jon:

On December 17, 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 public notice on January 2, 2025. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with Jon Langston's determination that the proposed work is consistent with Washington's CZMP.

This project proposes to construct a single, 35,000 square feet building to be used as a medical office and associated parking on an undeveloped land parcel. The applicant also proposes to construct a new ingress and egress road along 7th Avenue SE that would tie into the proposed parking area. To construct the medical office building, the applicant proposes to reroute an unnamed tributary to North Fork Perry Creek (Stream 1), which currently flows from a catch basin approximately 700 linear feet under the site through a pair of six-inch diameter plastic pipes, into an unnamed tributary to North Fork Perry Creek (Stream 2) directly east of 7th Avenue SE. The six-inch pipes would be disconnected from the catch basin and replaced with a 12-inch temporary bypass pipe. The temporary bypass pipe would route the stream around the site construction area and reconnect with the pair of six-inch diameter pipes southeast of the construction area. The applicant would construct a temporary drainage basin at the connection of the 12-inch diameter pipe and the pair of six-inch diameter pipes. Upon completion of the temporary stream bypass, the applicant would install the new 18-inch diameter pipe and catch basins and a new trash rack at the 7th Ave culvert inlet. The new culvert would connect to the existing catch basin and the existing outlet to the east would be plugged. All temporary structures and bypasses would be removed after construction, with flow re-introduced to the area into the new 18-inch diameter pipe. The proposed 18-inch diameter smooth pipe would be

daylighted approximately three feet from the left bank of Stream 2. The applicant proposes to install a gabion wall to stabilize the road prism slope and preventing the need for installing anchoring. The gabion wall would be lined with coir matting and filled with stones and soil suitable for plant life. A minimum of 12 inches of topsoil would be placed on top of the gabions to facilitate the success of the proposed landscape planting of the gabions. Approximately 0.9 cubic yards of riprap and streambed aggregate would be installed at the outflow of the proposed Stream 1 baffled pipe outfall to moderate flow energy and prevent streambed erosion.

Additionally, the applicant proposes to conduct stream enhancement activities within Stream 2 to mitigate stream impacts for the construction of the medical building. Stream enhancement work would occur near the outfall of Stream 1 after the work area has been dewatered and the existing culvert in Stream 2 would be removed. Dewatering would be conducted by constructing a pipe bypass that would redirect the flow from the culvert under 7th Ave to approximately 60 feet downstream. All mechanized equipment would be operated from the bank and hand tools would be used to install logs, slash, and boulders. Streambed aggregate that is compliant with Washington State Department of Transportation standards would be used to enhance the streambed. Two logs and anchoring boulders would be placed within Stream 2 by hand with machinery assistance. The existing concrete pipe culvert would be removed using an excavator and debris would be transported off-site. The applicant proposes to grade the stream using hand tools and grade along the stream bank using machinery.

This activity would occur in Streams 1 and 2, Bothell, Snohomish County, Washington.

If you have any questions regarding Ecology's decision, please contact Austin Schmalz at (425) 301-6989.

## **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

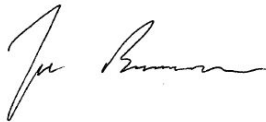
#### Mailing Addresses:

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)

Sincerely,



Joe Burcar, Section Manager  
Northwest Region Office  
Shorelands and Environmental Assistance Program

Sent via e-mail: [everest.jon@frontier.com](mailto:everest.jon@frontier.com)

E-cc: Brody Garner, U.S. Army Corps of Engineers  
Tiffany Dazet, PACE Engineering  
Austin Schmalz, Ecology  
Sonia Mendoza, Ecology

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