



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

June 5, 2025

SP Martha Real Company, LLC
Attn: Jordan Winters
1220 20th Street Southeast, Suite 310
Salem, OR, 97302

Re: Coastal Zone Management Federal Consistency Decision for Bothell Senior Living (Corps No. NWS-2023-400, Bothell, Snohomish County, Washington)

Dear Jordan Winters:

On October 11, 2023, 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 October 13, 2023. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with SP Martha Real Company, LLC's determination that the proposed work is consistent with Washington's CZMP.

On April 4, 2024, Applicant and Ecology agreed to stay the CZM review period until October 2, 2024, in order for the Applicant to obtain the 401 Water Quality Certification. A second stay was agreed to on September 10, 2024, extending the review period until December 31, 2024, in order for the Applicant to obtain the 401 Water Quality Certification. On December 2, 2024, a third stay was agreed to, extending the review period until June 30, 2025, in order for the Applicant to obtain the 401 Water Quality Certification.

SP Martha Real Company, LLC proposes a phased development of a combined facility (independent living, assisted living, and memory care) with 179 units, and associated parking lots and an access road that covers 145,521 ft². The building and access road will be located in the central portion of the site, which will directly impact or encroach into buffers of Wetlands A, C, X; and Streams 1 and 2. This will result in direct wetland impacts of 15,708 ft², and direct stream impacts of 5,245 ft². Encroachment of buffer areas for Wetlands A and B; and Streams 1 and 2 will result in indirect wetland impacts from buffer loss of 159,055 ft². On-site compensatory mitigation for wetland impacts consists of 27,720 ft² of wetland creation, and

the stream impacts will be mitigated through 13,463 ft² of stream relocation and enhancement. The remaining wetland impacts will be compensated off-site by purchase of 1.867 credits from the Keller Farm mitigation bank.

The project site is located at 2501 Maltby Road, Bothell, Snohomish County, Section 20, Township 27 N., Range 5 E., within Water Resource Inventory Area (WRIA) 8 Cedar-Sammamish.

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

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Attn: Appeals Processing Desk
300 Desmond Drive SE
Lacey, WA 98503

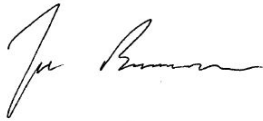
Mailing Addresses:

Department of Ecology
Attn: Appeals Processing Desk
PO Box 47608
Olympia, WA 98504-7608

E-Mail Address:

ecologyappeals@ecy.wa.gov

Sincerely,



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

Sent via e-mail: winters@santepartners.com

E-cc: Mae Ancheta, U.S. Army Corps of Engineers
Eva Parker, PACE Engineers
Martin Fox, Muckleshoot Tribe
Todd Gray, Tulalip Tribe
Jesse Dykstra, WDFW
Loree' Randall, Ecology
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