



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

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

September 17, 2025

Port of Skagit County
ATTN: Heather Rogerson
15400 Airport Drive
Burlington, WA 98233

Re: Coastal Zone Management Federal Consistency Decision for Watershed Business Park (WBP) – Project 1 (Corps No. NWS-2025-310), Wetlands, Skagit County, Washington

Dear Heather Rogerson:

On June 2, 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 June 5, 2025. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with Port of Skagit County's determination that the proposed work is consistent with Washington's CZMP.

This project proposes to develop the site for pad-ready light industrial lots on the almost 40-acre parcel. Key project components include frontage improvements along the south side of Peterson Road, construction of interior streets, creation of graded and compacted gravel lots and infrastructure needed to provide utilities to serve them, ditch modifications and development of a stormwater detention facility and conveyance line, and installation of a pedestrian trail. There are no proposed structures associated with this project; future development will be dependent upon the needs of individual lessees. The entirety of the site will be developed aside from a linear strip along the eastern property boundary consisting of forest and installed plantings, which will be retained as a vegetated buffer with a recreational trail system. Construction Stormwater General Permit coverage will be obtained from the Washington Department of Ecology for this project with erosion and sediment control best management practices (BMPs) employed throughout the construction for the protection of offsite, downstream waters.

The project site is located east of 16120 Peterson Road, Burlington, Skagit County, Washington, Section 2, Township 34 N., Range 4 E., within Water Resource Inventory Area (WRIA) 3 Lower Skagit - Samish Watershed.

If you have any questions regarding Ecology's decision, please contact Chris Luerkens at chris.luerkens@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

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: Heatherr@portofskagit.com

E-cc: Colin Greenan, U.S. Army Corps of Engineers
Laura Schumacher, Port of Skagit County
Coli Huffman, Ecological Land Services
fedconsistency@ecy.wa.gov