



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

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

October 16, 2025

12009 Aqueduct LLC
ATTN: Joel Simmonds
1120 112th Street East
Tacoma, WA 98445

Re: Coastal Zone Management Federal Consistency Decision for 12009 Aqueduct Drive East
(Corps No. NWS-2023-567), within wetlands, Tacoma, Pierce County, Washington

Dear Joel:

On December 4, 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 July 22, 2025. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with 12009 Aqueduct LLC (Joel Simmonds)'s determination that the proposed work is consistent with Washington's CZMP.

On March 3, 2025, the Army Corps of Engineers (Corps) notified Ecology that they had withdrawn the permit application for lack of information, which placed the CZM review period on hold for the same duration that the Corps permit application was on hold. On June 11, 2025, Ecology was notified that the Corps had re-initiated their review of the permit application, which extended the CZM review period until July 8, 2026.

This project proposes industrial redevelopment of the subject property to consist of one warehouse building and associated infrastructure, to include parking, internal access, an underground stormwater detention vault, and utilities. The project requires 0.456 acre of unavoidable wetland fill. Complete fill of Wetlands B, C, and D and partial fill of Wetlands E and F is proposed. The proposed partial fill of Wetlands E and F will result in associated indirect impacts; indirect impacts to Wetland A and Wetland 1 are also proposed due to the proximity of the proposed development. 0.122 acres of indirect impacts are proposed. Compensatory mitigation for unavoidable project impacts will be provided through wetland creation at an offsite location.

The project site is located at 1713 East 121st Street; 11911 and 12009 Aqueduct Drive East; and 11555 17th Avenue East, within wetlands, Pierce County, Washington, Section 10, Township 19 N., Range 3 E., within Water Resource Inventory Area (WRIA) 12 Chambers-Clover.

If you have any questions regarding Ecology's decision, please contact Lydia Alright at Lydia.Albright@ecy.wa.gov or 360-870-2983.

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

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

E-Mail Address:

ecologyappeals@ecy.wa.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Sandercock".

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

Sent via e-mail: joels@rhinegroupinc.com

E-cc: Mae Ancheta, U.S. Army Corps of Engineers
Matt DeCaro, Soundview Consultants LLC
Lydia Albright, Ecology
fedconsistency@ecy.wa.gov