



**Snohomish County
Planning and Development Services**

Dave Somers
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**NOTICE OF WITHDRAWAL
OF DETERMINATION OF NONSIGNIFICANCE AND DECISION**

Local File Number: 19-118531 LDA / 19-118577 FPA

Project File Name: Ironwood PRD fka Clover Rd
Assemblage aka Ironwood

Applicant: Pacific Ridge Homes – DRH, LLC

DESCRIPTION OF PROPOSAL: The Applicant originally submitted a Land Disturbing Activity (LDA) and Class-IV Forest Practices (FPA) permit applications in December 2019 relating to the 15.99 acre subject property. Wetlands and wetland buffers on-site will be protected within critical area protection areas (CAPAs) recorded on Critical Area Site Plans (CASPs). Other actions associated with this development include installation of drainage facilities and erosion control measures. Phased SEPA review was requested by the Applicant for purposes of proceeding with clearing and grading of the site pending finalizing plans for redevelopment of the site, and a threshold SEPA determination was issued on June 29, 2020, for the LDA/FPA activities. However, prior to issuance of the SEPA threshold determination on the LDA/FPA applications, an application for redevelopment of the site (residential subdivision) was submitted. The foregoing additional applications have been deemed to constitute a substantial change to the overall project Proposal for purposes of SEPA review, and require that the environmental impacts of the related applications be evaluated in the same environmental document.

Location of Proposal: 17710, 17622 Clover Road, 109, 129, 131, 117, 113 Bellflower Road, and 17721 North Road, Bothell

Tax Account Numbers: 00373000301001, 00373000301900, 00373000301807, 00373000301806, 00373000301803, 00373000301801, 00373000301800, 00373000301702, 00373000301701, 00373000301100, 00373000301808

Lead Agency: Snohomish County Planning and Development Services

REASON FOR WITHDRAWAL: In accordance with WAC 197-11-340 and Chapter 30.61 (SEPA) of Snohomish County Code, the lead agency for this proposal is withdrawing the Determination of Nonsignificance issued on July 8, 2020, and withdrawing associated project decisions. This action is taken in response to additional project application(s) submitted by the Applicant which are sufficiently related to the original LDA and FPA applications to constitute a substantial change to the overall project Proposal and require that the environmental impacts of such additional project applications be evaluated in the same environmental document. THE DECISIONS ISSUED ON JULY 8, 2020, ARE HEREBY WITHDRAWN.