



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

November 2, 2023

Alameddin Homes LLC
Attn: Saad Alameddin
3215 178th PI SE
Bothell, WA 98012

Re: Coastal Zone Management Federal Consistency Decision for Alameddin Residential Development (Corps No. **NWS-2022-0830**) King County, Washington

Dear Saad Alameddin:

On April 12, 2023, the Department of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project.

On September 13, 2023, Alameddin Homes LLC and Ecology agreed to a stay of the CZM until January 22, 2024, in order for the Applicant to comply with Water Pollution Control Act requirements.

This determination is for construction of a residential short plat that will fill Wetland A, a 484 square foot depressional category III wetland. The applicant proposes to pursue an in-lieu fee approach with the purchase of mitigation bank credits from the Keller Farm Mitigation Bank to offset impacts to Wetland A. The project site is located at 19920 Bothell Way NE, King County, Washington, Section 6, Township 26 N., Range 5 E., within Water Resource Inventory Area (WRIA) 8 Cedar/Sammamish.

Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with conditions to Alameddin Homes LLC's determination that the proposed work is consistent with Washington's CZMP.

Prior to beginning construction, Alameddin Homes LLC must obtain a Section 402 National Pollutant Discharge Elimination System Permit to be fully consistent with the enforceable policies of the state Water Pollution Control Act. This involves applying for a Notice of Intent to obtain a Construction Stormwater General Permit and sending confirmation via e-mail to: fedconsistency@ecy.wa.gov.

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 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.

Filing an appeal:

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

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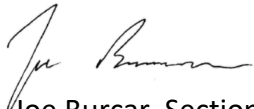
Mailing Addresses:

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 email to: salameddin59@gmail.com

E-cc: Trevor Williams, U.S. Army Corps of Engineers
John Altmann, Altmann Oliver Associates
Doug Gresham, Department of Ecology
Leah Beckett, Department of Ecology
Rowan Kelsall, Department of Ecology
fedconsistency@ecy.wa.gov