



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

August 21, 2025

Leisure Pine Lake, LLC
ATTN: John Zhu
7863 SE 27th Street #489
Mercer Island, WA 98040

Re: Section 401 Water Quality Certification Denial without Prejudice, Order No. **24084**, (Corps No. **NWS-2023-616**), Leisure Pine Lake Residential Development, King County, Washington

Dear John Zhu:

On September 3, 2024, the Department of Ecology (Ecology) received a request for a Section 401 Water Quality Certification for the above-referenced project. Ecology has one year from the Section 401 Water Quality Certification request to issue its decision.

At this time Ecology has not received the necessary information needed to assure that the discharges from the project will meet state water quality laws and requirements. Therefore, pursuant to Section 401 of the Clean Water Act, Chapter 90.48 RCW, and Chapter 173-201A WAC, Ecology is denying without prejudice Leisure Pine Lake, LLC (John Zhu)'s request for a Section 401 Water Quality Certification. Receipt of a denial without prejudice does not preclude you from submitting a new request for a Section 401 Water Quality Certification at a later date.

If you have any questions, please contact Leah Beckett at (425) 324-5590. The Enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Burcar", written over a horizontal line.

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

Enclosure (1)

WQC Order No. 24084, Corps No. NWS-2023-616
Aquatics ID No. 143486
August 21, 2025
Page 2 of 2

By certified mail: 9214 8901 9403 8328 7656 14

Sent via e-mail: John.zhu007@gmail.com

E-cc: Jaime Liljegren, U.S. Army Corps of Engineers
John Altmann, Altmann Oliver Associates
John Farleigh
Haifeng Wang
Erin Hanlon Brown, Ecology
Leah Beckett, Ecology
ECYREFEDPERMITS@ecy.wa.gov

In The Matter of Denying Section 401 Water Quality
Certification to Leisure Pine Lake, LLC (John Zhu)
pursuant to 33 U.S.C. 1341 (FWPCA § 401),
RCW 90.48.260 and Chapter 173-201A WAC

Leisure Pine Lake, LLC
Attn: John Zhu
7863 SE 27th Street #489
Mercer Island, WA 98040

WQC Order No.	24084
Corps Reference No.	NWS-2023-616
Site Location	Leisure Pine Lake Residential Development located within wetlands, Sammamish, King County, Washington.

On September 3, 2024, the Department of Ecology (Ecology) received a request for a Section 401 Water Quality Certification (WQC) for the above-referenced project. Ecology has one year from the receipt of the request for a WQC to issue its decision.

On August 13, 2025, Ecology sent you an email explaining that we needed a State Environmental Policy Act (SEPA) Threshold Determination.

Without this, Ecology does not have the information necessary to certify the project will meet state water quality laws. With the statutory deadline approaching, Ecology must deny the WQC at this time. Therefore, pursuant to Section 401 of the Clean Water Act, Chapter 90.48 RCW and Chapter 173-201A WAC, Leisure Pine Lake, LLC (John Zhu)'s request for a WQC is denied without prejudice.

Receipt of a denial without prejudice does not preclude you from submitting the information identified above with a new request for a WQC at a later date.

Your right to appeal

You have a right to appeal this Order 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 Order:

- File your notice of appeal and a copy of this Order 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 Order 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

Signature

Dated this 21 day of August, 2025, at the Department of Ecology, Shoreline, Washington.



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