

ATTENTION: This form is for Permit Modification and Updates Only. A new Notice of Intent (NOI) must be submitted electronically unless granted a waiver.

[www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance](http://www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance)



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

**MODIFICATION/UPDATE**  
(Reporting Planned Changes)

**Construction Stormwater General  
Permit**

Check if applicable:

- Update Permit Information  
 Modification of Permit Coverage

Permit #WAR 313120

Please print or type all sections of this application. All fields are required unless otherwise marked. (use [F11] to navigate fields)

**I. Site Information**

Site or Project Name 51st Street Assemblage

Street Address or Location Description (If the site lacks a street address, list its specific location. For example, Intersection of Highway 61 and 34.)

5109 154th Ave NE

City (or nearest city): Redmond

County: King

Zip Code: 98052

Parcel ID#: \_\_\_\_\_ (Optional)

Type of Construction Activity (check all that apply):

- Residential  
 Commercial  
 Industrial  
 Highway or Road (city ,county, state)  
 Utilities  
 Other (specify): \_\_\_\_\_

**Site Acreage**

Total size of your site/project, including support activities such as off-site equipment staging yards, material storage areas, borrow areas, etc. (that **you** own/control): 2.5 acres.

Total area of soil disturbance for **your** site/project over the life of the project: 2.5 acres. Include grading, equipment staging, excavation, borrow pit, material storage areas, dump areas, haul roads, side-cast areas, off-site construction support areas, and all other soil disturbance acreage associated with the project. (Note: 1 acre = 43,560 sq.ft.)

**Concrete/Engineered Soils**

Will 1,000 cubic yards or more of poured concrete or recycled concrete be used over the life of the project?

- Yes  
 No

DEPARTMENT OF ECOLOGY

MAR 25 2025

WATER QUALITY PROGRAM

Estimated project start-up date (mm/dd/yy): 3/4/2024

Estimated project completion date (mm/dd/yy): 11/15/2025

Record the latitude and longitude of the *main entrance* to the site or the approximate center of site

Latitude: 47.6544 °N

Longitude: -122.13499 °W

**II. Operator/Permittee** (Party with operational control over plans and specifications or day-to-day operational control of activities that ensure compliance with Stormwater Pollution Prevention Plan (SWPPP) and permit conditions. Ecology will send correspondence and permit fee invoices to the permittee on record.)

Name: Mike Walsh

Company: PSR Redmond, LLC

E-mail: mike@terrenehomes.com

Unified Business Identifier (UBI):  
(UBI is a nine-digit number used to identify a business entity. Write "none" if you do not have a UBI number.)

Business Phone:  
425-822-8848

Ext.

Cell Phone (Optional):

Fax (Optional):

Mailing Address: 2630 116th Ave NE Ste 200

City: Bellevue

State: WA

Zip + 4: 98004-1459

**III. Property Owner** (The party listed on the County Assessor's records as owner and taxpayer of the parcel[s] for which permit coverage is requested. Ecology will *not* send correspondence and permit fee invoices to the Property Owner unless he/she is also the permittee. The Property Owner information will be used for emergency contact purposes.)

Name: <b>Mike Walsh</b>		Company (if applicable): <b>PSR Redmond, LLC</b>		
Business Phone: 425-822-8848	Ext.	Unified Business Identifier (UBI):  <i>(UBI is a nine-digit number used to identify a business entity. Write "none" if you do not have a UBI number.)</i>		
Cell Phone (Optional):	Fax (Optional):			
E-mail: <b>mike@terrenehomes.com</b>				
Mailing Address: <b>2630 116th Ave NE Ste 200</b>		City: <b>Bellevue</b>	State: <b>WA</b>	Zip + 4: <b>98004-1459</b>

**IV. On-site Contact Person** (Typically the Certified Erosion & Sediment Control Lead or Operator/Permittee)

Name: <b>Zach Fencil</b>		Company: <b>PSR Redmond, LLC</b>		
Business Phone: 425-822-8848	Ext.	Mailing Address: <b>2630 116th Ave NE Ste 200</b>		
Cell Phone (Optional)	Fax (Optional):			
E-mail: <b>zachf@terrenehomes.com</b>		City: <b>Bellevue</b>	State: <b>WA</b>	Zip + 4: <b>98004-1459</b>

**V. WQWebDMR (Electronic Discharge Monitoring Reporting)**

**You must submit monthly discharge monitoring reports using Ecology's WQWebDMR system.** To sign up for WQWebDMR, or to register a new site, go to [www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance](http://www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance). If you are unable to submit your DMRs electronically, you may contact Ecology to request a waiver. Ecology will generally only grant waiver requests to those permittees without Internet access. Only a permittee or representative, designated in writing, may request access to or a waiver from WQWebDMR. To have the ability to use the system immediately, **you must submit the Electronic Signature Agreement with your application.** If you have questions on this process, contact Ecology's WQWebDMR staff at [WQWebPortal@ecy.wa.gov](mailto:WQWebPortal@ecy.wa.gov) or 800-633-6193 or 360-407-7097 (local). **Note: DMRs are optional for permitted sites under 1 acre that do not discharge to impaired waterbodies.**

**VI. Existing Site Conditions**

- Are you aware of contaminated soils present on the site?  Yes  No
- Are you aware of groundwater contamination located within the site boundary?  Yes  No
- If you answered yes to questions 1 or 2, will any contaminated soils be disturbed or will any contaminated groundwater be discharged due to the proposed construction activity?  Yes  No

["Contaminated" and "contamination" here mean containing any hazardous substance (as defined in WAC 173-340-200) that does not occur naturally or occurs at greater than natural background levels.]

If you answered yes to Question 3, *please provide* detailed information with the NOI (as known and readily available) on the nature and extent of the contamination (concentrations, locations, and depth), as well as pollution prevention and/or treatment Best Management Practices (BMPs) proposed to control the discharge of soil and/or groundwater contaminants in stormwater. This should include information that would be included in related portions of the Stormwater Pollution Prevention Plan (SWPPP) that describe how contaminated and potentially contaminated construction stormwater and dewatering water will be managed.

**VII. Stormwater Pollution Prevention Plan (SWPPP)**

You must develop a SWPPP prior to starting construction. Do **not** submit your SWPPP with your application. The exception is that Ecology may request a copy of all or part of the SWPPP if you answered yes to the questions in Part VI.

### VIII. Best Management Practices (BMPs)

You must use the BMPs listed in the Stormwater Management Manual for Western Washington or the Stormwater Management Manual for Eastern Washington or other manuals approved by Ecology. Alternatively, you may use demonstrably equivalent BMPs on the basis of permit condition S9.C.4. If you intend to use a BMP at your site that is not included in these manuals, but that you believe meets the definition of a *demonstrably equivalent* BMP, you must notify the appropriate regional office. <https://ecology.wa.gov/About-us/Get-to-know-us/Contact-us/Regional-contacts>

(See Definitions in the Construction Stormwater General Permit).\*

*\*Note that if you receive permit coverage without indicating the preference for a demonstrably equivalent BMP and later decide to use one, you must provide Ecology with notice of the selection of an equivalent BMP no less than 60 days before the intended use of the equivalent BMP.*

### IX. Discharge/Receiving Water Information

Indicate whether your site's stormwater and/or dewatering water could enter surface waters, **directly** and/or **indirectly**:

Water will discharge directly or indirectly (through a storm drain system or roadside ditch) into one or more surface waterbodies (wetlands, creeks, lakes, and all other surface waters and water courses).

If your discharge is to a storm sewer system, provide the name of the operator of the storm sewer system:

(e.g., City of Tacoma): \_\_\_\_\_

Water will discharge to ground with 100% infiltration, with no potential to reach surface waters under any conditions.

If your project includes dewatering, you **must** include dewatering plans and discharge locations in your site Stormwater Pollution Prevention Plan.

#### Location of Outfall into Surface Waterbody

Enter the outfall identifier code, waterbody name, and latitude/longitude of the point(s) where the site has the potential to discharge into a waterbody (the outfall). Enter all locations. See illustration of Surface Waterbody Outfall locations at the end of this form.

- Include the names and locations of both direct and indirect discharges to surface waterbodies, even if the risk of discharge is low or limited to periods of extreme weather. **Attach a separate list if necessary.**
- Give each point a unique 1-4 digit alpha numeric code. This code will be used for identifying these points in WQWebDMR.
- Some large construction projects (for example, subdivisions, roads, or pipelines) may discharge into several waterbodies.
- If the creek or tributary is unnamed, use a format such as "unnamed tributary to Deschutes River."
- If the site discharges to a stormwater conveyance system that in turn flows to a surface waterbody, include the surface waterbody name and location.

Outfall Identifier Code. These cannot be symbols. (Maximum of four characters).	Surface Waterbody Name at the Outfall	Latitude Decimal Degrees	Longitude Decimal Degrees
Example: 001A	Example: Puget Sound	47.5289047° N	-122.3123550° W
	Sammamish River	47.658534 ° N	-122.118714 ° W
		° N	° W
		° N	° W

*If your site discharges to a waterbody that is on the impaired waterbodies list (e.g., 303(d) list) for turbidity, fine sediment, high pH, or phosphorus, Ecology will require additional documentation before issuing permit coverage and these sites will be subject to additional sampling and numeric effluent limits (per Permit Condition S8). Ecology will notify you if any additional sampling requirements apply. Information on impaired waterbodies is available online at <https://www.ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.*

**X. State Environmental Policy Act (SEPA)**

This Notice of Intent (NOI) is incomplete and cannot be approved until the applicable SEPA requirements under Chapter 197-11 WAC are met.

Who is the SEPA lead agency on your site? City of Redmond

Has the SEPA lead agency issued a final decision on your checklist? (if there is a comment period, the SEPA decision is final at the close of the comment period)  No  Yes  Exempt\* (\*attach written documentation if Exempt).

**If No: The NOI is incomplete.** Ecology will hold the application until a final SEPA decision is made or the Construction Stormwater NOI public comment period ends, whichever is later. **You must notify Ecology once the SEPA lead agency has issued a final decision following any comment period.**

**If Yes:** Type of SEPA threshold determination issued:  Determination of Non-Significance (DNS)  Mitigated DNS (MDNS)  Determination of Significance (DS)  Final Environmental Impact Statement (EIS)  Other: \_\_\_\_\_

- Date when SEPA comment period ended or will end: \_\_\_\_\_.

**Notify Ecology if the SEPA determination is appealed.** *More SEPA information is available at [www.ecology.wa.gov/regulations-permits/SEPA-environmental-review](http://www.ecology.wa.gov/regulations-permits/SEPA-environmental-review).*

**XI. Public Notice**

You must publish a public notice at least once a week for two consecutive weeks with at least seven days between publications, in a newspaper of general circulation in the county in which the construction is to take place. Ecology cannot grant permit coverage sooner than the end of the 30-day public comment period, which begins on the date of the second public notice.

Mail or fax (360-407-6426) the NOI to Ecology on or before the first public notice date. If you fax the public notice to Ecology, you must also mail a hard copy. Failure to do so may delay the issuance of your permit.

Provide the exact dates (mm/dd/yy) that the first and second public notices will appear in the newspaper(s):

Name of the newspaper publishing the notices: Seattle - The Seattle Times

First notice: 12 / 11 / 2023

Second notice: 12 / 18 / 2023 (Begins 30-day public comment period.)

For example: First notice: Friday 01/01/16 Second notice: Friday 01/08/16

## PUBLIC NOTICE TEMPLATE

Complete this template using project-specific information and submit to a local newspaper with general circulation within the county where the project is located. The language in **bold** is required by WAC 173-226-130 and must be included in its entirety. (Either use the fill-in template below or **attach on a separate sheet of paper, if necessary.**)

(Name of operator/permittee) \_\_\_\_\_, (address of operator/permittee) \_\_\_\_\_, is seeking coverage under the **Washington State Department of Ecology's (Ecology's) Construction Stormwater NPDES and State Waste Discharge General Permit.**

The proposed project, (project name) \_\_\_\_\_, is located at (street address, intersection, crossroads, or other descriptive site location) \_\_\_\_\_ in (name of nearest city) \_\_\_\_\_, in (County) \_\_\_\_\_.

This project involves \_\_\_\_\_ acres of soil disturbance for \_\_\_\_\_ construction activities.  
(List all construction activities; for example, residential, commercial, industrial, highway, utility).

The receiving water(s) is/are \_\_\_\_\_  
(List all named and un-named surface waterbodies, or ground water if applicable, waters identified in section IX).

Any persons desiring to present their views to the Washington State Department of Ecology regarding this application, or interested in Ecology's action on this application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II antidegradation requirements under WAC 173-201A-320.

Comments can be submitted to:  
Department of Ecology  
Attn: Water Quality Program, Construction Stormwater  
PO Box 47696  
Olympia, WA 98504-7696

## XII. Certification of Permittees

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Mike Walsh | PSR Redmond LLC

Printed Name / Company



Signature of Operator/Permittee

MANAGER

Title

3/21/25

Date

**\* Signature of Operator/Permittee requirements:**

- A. For a corporation: By a responsible corporate officer.
- B. For a partnership or sole proprietorship: By a general partner or the proprietor, respectively.
- C. For a municipality, state, federal, or other public facility: By either a principal executive officer or ranking elected official.

Please sign and return this **ORIGINAL** document to the following address:

Department of Ecology  
Attn: Water Quality Program, Construction Stormwater  
PO Box 47696  
Olympia, WA 98504-7696

Please indicate which section(s) you modified/updated:

- Section I. Site Information
- Section II. Operator/Permittee
- Section III. Property Owner
- Section IV. On-Site Contact Person
- Section V. WQWebDMR
- Section VI. Existing Site Conditions
- Section VII. SWPPP
- Section VIII. Best Management Practices
- Section IX. Discharge/Receiving Water
- Section X. SEPA
- Section XI. Public Notice

To request ADA accommodation including materials in a format for the visually impaired, call the Water Quality Program at 360-407-6600 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TYY at 877-833-6341.