



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
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August 13, 2021

Specht Development, Inc.
ATTN: Brent Hedberg
10260 SW Greenburg Road, Suite 170
Portland, OR 97223

RE: Water Quality Certification Order No. 20477 for Corps Reference No. NWS-2021-280,
Ridgefield Industrial Center, Wetlands, Ridgefield, Clark County, Washington

Dear Brent Hedberg:

On July 21, 2021, Specht Development, Inc. submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for the Ridgefield Industrial Center Project, Ridgefield, and Clark County, Washington.

On behalf of the state of Washington, the Department of Ecology certifies that the work described in the Joint Aquatic Resource Permit Application (JARPA) and the public notice complies with applicable provisions of Sections 301, 302, 303, 306, and 307 of the Clean Water Act, as amended, and applicable state laws.

Please ensure that anyone doing work under this Order has read, is familiar with, and is able to follow all of the provisions within the attached Order.

If you have any questions about this decision, please contact Lori Kingsbury at (360) 407-6926. The enclosed Order may be appealed by following the procedures described within the Order.

Sincerely,

A handwritten signature in blue ink, appearing to read "Perry J Lund", is written over a circular stamp.

Perry J Lund, Section Manager
Shorelands and Environmental Assistance Program
Southwest Regional Office

Enclosure

e-cc: Jim Carsner, Corps of Engineers, Seattle District
Andrew Allison, Ecological Land Services, Inc
Wayne and Cheryl Johnson
Loree' Randall, Ecology
Lori Kingsbury, Ecology
Miranda Adams, Ecology
ECY RE FEDPERMITS – Aquatics No. 140261

IN THE MATTER OF GRANTING A)	ORDER No. 20477
WATER QUALITY)	Corps Reference No. NWS-2021-280
CERTIFICATION TO)	Ridgefield Industrial Center, Wetlands,
Specht Development, Inc.)	Ridgefield, Clark County, Washington
pursuant to 33 U.S.C. 1341 (FWPCA)	
§ 401), RCW 90.48.120, RCW 90.48.260)	
and Chapter 173-201A WAC)	

Specht Development, Inc.
 Attn: Brent Hedberg
 10260 SW Greenburg Rd., Suite 170
 Portland, OR 97223

On July 21, 2021, Specht Development, Inc. submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for the Ridgefield Industrial Center project in Ridgefield, Clark County, Washington.

- Prior to submitting the WQC request, Specht Development, Inc. submitted a pre-filing meeting request on March 8, 2021.
- On May 20, 2021 the U.S. Army Corps of Engineers (Corps) sent a provisional notification to Ecological Land Services and Ecology that they had completed the majority of it review and was waiting for Ecology's WQC. Within that notice the Corps provided a deadline for the WQC of 120 days from the date of the WQC Request.
- The Department of Ecology issued a public notice for the proposed project on August 2, 2021.

The proposed development includes the construction of one industrial warehouse building with associated parking, loading docks, stormwater facilities, transportation access, and associated municipal improvements for water and sewer. The purpose of the project is to provide industrial space to meet the demand in Clark County.

The project will directly impact approximately 0.24 acres of Category III wetlands, and have cumulative indirect impacts to 3.86 acres of Category III wetlands. The project will compensate for wetland impacts through the enhancement of 0.91 acres of buffers and the purchase of 2.17 Credits from the East Fork Lewis River Mitigation Bank.

The project site is located at 6547 S 5th Street in Ridgefield, Clark County, Washington; Southwest Quarter of the Southwest Quarter Section 22, township 4 North, Range 1 East; WRIA 27, Lewis Watershed.

With this Order, Ecology is granting Specht Development, Inc.'s request for a Section 401 Water Quality Certification for the Ridgefield Industrial Center Project, provided that the activity is conducted in accordance with the Section 401 Water Quality Certification request and attachments Ecology determined valid on August 2, 2021, and the following supporting documentation:

1. Bank Use Plan and Wetland Buffer Enhancement Plan, Ridgefield Industrial Center, prepared by Ecological Land Services, dated July 2021.
2. SWPP sent via e-mail to Ecology on August 2, 2021.

Based on the information submitted, Ecology has determined that the discharge from the project will comply with state water quality requirements. Prior to undertaking any changes that materially alter the project, Specht Development, Inc. must contact Ecology to determine whether a new Section 401 Water Quality Certification is required.

Issuance of this Section 401 Water Quality Certification for this proposal does not authorize the Specht Development, Inc. to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water quality standards (Chapter 173-200 WAC) or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this Section 401 Water Quality Certification absolves the Applicant from liability for contamination and any subsequent cleanup of surface waters, ground waters, or sediments resulting from project construction or operations.

In view of the foregoing and in accordance with 33 U.S.C. §1341, RCW 90.48.120, RCW 90.48.260 Chapter 173-200 WAC and Chapter 173-201A WAC, this WQC is granted to Specht Development, Inc., Ridgefield Industrial Center Project.

This Certification is not effective until the U.S. Corps of Engineers (Corps) Seattle District issues a Department of the Army (DA) permit for this project. Order No. **20477** will remain valid for the duration of the associated DA permit. Specht Development, Inc. should send a copy of the final DA permit to fednotification@ecy.wa.gov within two weeks of receiving it.

YOUR RIGHT TO APPEAL

You have a right to appeal this Order to the Pollution Control Hearing Board (PCHB) within 30 days of the date of receipt of this Order. 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 both of the following within 30 days of the date of receipt of this Order:

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form by mail or in person. (See addresses below.) E-mail is not accepted.

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION

Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503 Pollution Control Hearings Board 1111 Israel Road SW, Suite 301 Tumwater, WA 98501	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608 Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903

CONTACT INFORMATION

Please direct all questions about this Order to:

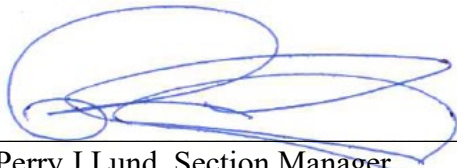
Lori Kingsbury
Department of Ecology
Southwest Regional Office
PO Box 47775
Olympia, WA 98504-7775
lori.kingsbury@ecy.wa.gov

MORE INFORMATION

- **Pollution Control Hearings Board Website**
<http://www.eluho.wa.gov/Board/PCHB>
- **Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board**
<http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B>
- **Chapter 371-08 WAC – Practice And Procedure**
<http://app.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act**
<http://app.leg.wa.gov/RCW/default.aspx?cite=34.05>
- **Chapter 90.48 RCW – Water Pollution Control**
<http://app.leg.wa.gov/RCW/default.aspx?cite=90.48>
- **Chapter 173.204 WAC – Sediment Management Standards**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-204>

- **Chapter 173-200 WAC – Water Quality Standards for Ground Waters of the State of Washington**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-200>
- **Chapter 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington**
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-201A>

SIGNATURE



Perry J Lund, Section Manager
Shorelands and Environmental Assistance Program
Southwest Regional Office
Department of Ecology

August 13, 2021
Date