



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
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December 6, 2021

Huitt-Zollars  
ATTN: William Edwin Dunning  
1102 Broadway, Suite 301  
Tacoma, WA 98402

RE: Water Quality Certification Order No. **20896** for Corps Reference No. **202001089**,  
Hilltop Self Storage, Pierce County, Washington

Dear William Edwin Dunning:

On June 9, 2021, Huitt-Zollars submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for the Hilltop Self Storage, Pierce County, Washington.

On behalf of the state of Washington, the Department of Ecology certifies that the work described in the Water Quality Certification Request and supplemental documents complies with applicable provisions of Sections 301, 302, 303, 306, and 307 of the Clean Water Act, as amended, and applicable state laws. This certification is subject to the conditions contained in the enclosed Order.

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 Jennifer Riedmayer at (360) 995-3252. 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 blue circular stamp or seal.

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

Enclosure

Huitt-Zollars  
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e-cc: Jenae Churchill, Corps of Engineers  
John Altman, Altmann Oliver Associates  
Lori Kingsbury, Ecology, Southwest Regional Office SEA Program  
Zach Meyers, Ecology, Southwest Regional Office SEA Program  
ECY RE FEDPERMITS

<b>IN THE MATTER OF GRANTING A</b>	)	<b>ORDER No. 20896</b>
<b>WATER QUALITY</b>	)	<b>Corps Reference No. 202001089</b>
<b>CERTIFICATION TO</b>	)	<i>Hilltop Self Storage located within Puyallup</i>
Huitt-Zollars	)	<i>Watershed, Puyallup, Pierce County,</i>
pursuant to 33 U.S.C. 1341 (FWPCA	)	<i>Washington</i>
§ 401), RCW 90.48.120, RCW 90.48.260	)	
and Chapter 173-201A WAC	)	

Huitt-Zollars  
Attn: William Edwin Dunning  
1102 Broadway, Suite 301  
Tacoma, WA 98402

On June 9, 2021, Huitt-Zollars submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for the Hilltop Self Storage, Pierce County, Washington. On September 28, 2021 the U.S. Army Corps of Engineers (Corps) notified Ecology that they are reviewing the project for authorization under Nationwide Permit #39, which requires an individual Section 401.

This project proposes to construct a three-story self-storage facility with RV parking in an undeveloped site that is currently a mix of upland forest. The three parcels proposed for development are zoned for commercial use. The project plans to dredge and fill in two wetlands (Wetland A and Z). The plans call to discharge 60 cubic yard of dredged material and up to 105 cubic yards of fill in Wetlands A and Z. Wetland A is approximately 1,002 square feet and Wetland Z is 594 square feet. All imported fill material will be cleaned and generated from an approved source. Additionally, the City of Puyallup will review and approve the grading plan for this location. Any excavated material from this location will be hauled off by a dump truck to an offsite location for disposal at an upland waste facility.

There is no on-site wetland mitigation opportunity, and thus compensatory mitigation for the permanent wetland impacts will occur by purchasing two credits from Pierce County In Lieu Fund for impacting 1,596 square feet of Category IV wetlands with fill.

The project site is located at 1600 39th Avenue SE, Puyallup, Pierce County, Washington, Section 11, Township 19 N., Range 4 E., within Water Resource Inventory Area (WRIA) 10 Puyallup-White.

With this Order, Ecology is granting Huitt-Zollars's request for a Section 401 Water Quality Certification for the Hilltop Self-Storage project, provided that the activity is conducted in accordance with the Section 401 Water Quality Certification request and attachments that Ecology received on June 6, 2021, and the following supporting documentation:

1. E-mail letter to Ecology dated November 17, 2021, regarding the project's revised mitigation fee in lieu plan.

2. Email letter to Ecology dated October 22, 2021, regarding the project's credit and debits for compensatory mitigation.

Based on the information submitted, Ecology has determined that the discharge(s) from the project will comply with state water quality requirements. Prior to undertaking any changes that materially alter the project, Huitt-Zollars 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 Huitt-Zollars 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 the Huitt-Zollars for the Hilltop Self Storage 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. **20896** will remain valid for the duration of the associated DA permit. Huitt-Zollars should send a copy of the final DA permit to [fednotification@ecy.wa.gov](mailto: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 Hearings 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 all 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.

**Filing an appeal with the PCHB:**

**Mailing Address:**

Pollution Control Hearings Board  
PO Box 40903  
Olympia, WA 98504-0903

**Street Address:**

Pollution Control Hearings Board  
1111 Israel RD SW  
STE 301  
Tumwater, WA 98501

**Serving a copy of the appeal on Ecology:**

**Mailing Address:**

Department of Ecology  
Attn: Appeals Processing Desk  
PO Box 47608  
Olympia, WA 98504-7608

**Street Address:**

Department of Ecology  
Attn: Appeals Processing Desk  
300 Desmond Drive SE  
Lacey, WA 98503

**CONTACT INFORMATION**

Please direct all questions about this WQC Order to:

Jennifer Riedmayer  
Department of Ecology  
PO Box 47600  
Olympia, WA 98504-7600  
Jennifer.Riedmayer@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

December 6, 2021

Date