



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
Southwest Region Office**

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

July 15, 2025

BIG LLC  
Attn: Kier Gombart  
6606 NE 289th ST  
Battle Gound, WA 98604

Re: Administrative Order No. **23784** to permanently fill/impact 0.42 acre of wetlands, which are waters of the state, to construct Long Beach Boardwalk Vacation Rentals in Pacific County, Washington

Dear Kier Gombart:

The Department of Ecology (Ecology) received your Joint Aquatic Resources Permit Application (JARPA) on March 20, 2025, requesting authorization for proposed work in wetlands, which are waters of the state. Ecology has determined that the proposed work, as conditioned by the enclosed Order, will comply with applicable provisions of Chapter 90.48 RCW and other applicable requirements of state law.

This approval is subject to the conditions contained in the enclosed Order. **You must familiarize yourself with and abide by the conditions in the Order, including all notification requirements.** If you have any questions, please contact Zachary Meyer at 360-481-9885 or [Zachary.Meyer@ecy.wa.gov](mailto:Zachary.Meyer@ecy.wa.gov). The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Sandercock", is written over a faint, light blue circular stamp.

Maria Sandercock, Section Manager  
Southwest Regional Office

BIG LLC (Kier Gombart)

Order No. 23784, Aquatics ID No. 145293

July 15, 2025

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Shorelands and Environmental Assistance Program

Enclosure (1)

By certified mail: 9489 0090 0027 6085 7506 76

Sent via email to: [kgombart@yahoo.com](mailto:kgombart@yahoo.com)

e-cc: Ariel Smith, City of Long Beach, [asmith@longbeachwa.gov](mailto:asmith@longbeachwa.gov)

Leonard Taylor, A+ Design and Consulting LLC

Tyler Starks, A+ Design and Consulting LLC

Erin Hanlon Brown, Ecology

[ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov)

In The Matter of Issuing an Administrative Order  
to BIG LLC (Kier Gombart)  
pursuant to RCW 90.48.120 and WAC 173-201A

BIG LLC  
Attn: Kier Gombart  
6606 NE 289th ST  
Battle Gound, WA 98604

<b>Order No.</b>	23784
<b>Site Location</b>	Long Beach Boardwalk Vacation Rentals, located within interdunal wetlands northwest of 7 <sup>th</sup> St SW and Ocean Beach Blvd S, Long Beach, Pacific County, Washington.

This is an Administrative Order requiring BIG LLC (Kier Gombart) to comply with Chapter 90.48 RCW and the rules and regulations of the Department of Ecology (Ecology) by taking certain actions which are described below. RCW 90.48.120(2) authorizes Ecology to issue Administrative Orders requiring compliance whenever it determines that a person has violated or creates a substantial potential to violate any provision of Chapter 90.48 RCW.

On March 20, 2025, Ecology received a request to impact wetlands, which are waters of the state, to construct the Long Beach Boardwalk Vacation Rentals in Pacific County. The project is located at lots 1-5 7<sup>th</sup> St SW, Long Beach, SW S16, T10, R11, Pacific County, and WRIA 24.

This Administrative Order authorizes 0.42 acres of direct Category 2 wetland impacts and 0.9 acres of indirect Category 2 wetland impacts at the project location. Mitigation for this proposal will consist of the purchase of 1.42 acre/credit from Long Beach Mitigation Bank and all other actions as proposed in the Parcel # 73015000001, 002, 003 Wetland Mitigation Report prepared by A+ Design and Consulting LLC, dated 4/17/2024.

For purposes of this Order, the term "Project Proponent" shall mean BIG LLC (Kier Gombart) and its agents, assigns, and contractors.

In view of the foregoing and in accordance with RCW 90.48.120(2):

IT IS ORDERED that the Project Proponent shall comply with the following:

**A. General Conditions:**

1. The Project Proponent shall construct and operate the project in a manner consistent with the request (JARPA and attachments) received by Ecology on March 20, 2025, or as otherwise approved by Ecology.
2. For purposes of this Order, all submittals required by its conditions shall be sent to [fednotification@ecy.wa.gov](mailto:fednotification@ecy.wa.gov) and cc to [zachary.meyer@ecy.wa.gov](mailto:zachary.meyer@ecy.wa.gov). Any submittals shall reference Order No. 23784.
3. The Project Proponent shall provide access to the project site upon request by Ecology.
4. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and forepersons, and state and local government inspectors.
5. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (e.g., violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect the public interest.
6. The Project Proponent shall ensure that all appropriate project engineers and contractors at the project site have read and understand relevant conditions of this Order and all permits, approvals, and documents referenced in this Order.
7. Within the project limits all environmentally sensitive areas including, but not limited to, wetlands, wetland buffers, shoreline riparian buffers and mitigation areas shall be fenced with high visibility construction fencing (HVF), prior to commencing construction activities. Construction activities include equipment staging, materials storage, and work vehicle parking. Note: This condition does not apply to activities such as pre-construction surveying and installing HVF and construction zone signage.
8. To transfer this Order to a new owner or operator the Project Proponent shall:
  - a. Complete a Request for Transfer of Order with a specific transfer date of the Order's obligations, coverage, and liability and submit it to Ecology per condition

A.2. Link to form:

<https://apps.ecology.wa.gov/publications/SummaryPages/ECY070695.html>;

- b. Provide a copy of this Order to the new owner or operator; and
  - c. The transfer is not considered valid until the Project Proponent receives written notification from Ecology that the transfer has been approved.
9. The Project Proponent is responsible for obtaining all other permits, licenses, and certifications that may be required by federal, state, local or tribal authorities.

**B. Notification Requirements:**

- 1. The Project Proponent shall provide written notification to Ecology in accordance with condition A.2. for the following activities:
  - a. Immediately following a violation of the state water quality standards or when the project is out of compliance with any condition of this Order.
- 2. If U.S. Army Corps of Engineers (Corps) determines the proposed project requires a Federal permit, the Project Proponent shall inform Ecology immediately in order to receive the appropriate authorization.

**C. Wetland Mitigation Conditions:**

- 1. The Project Proponent shall mitigate wetland impacts as described in the Parcel # 73015000001, 002, 003 Wetland Mitigation Report (Mitigation Plan) by A+ Design and Consulting LLC, and dated 4/17/2024, or as required by this Order or revised and approved by Ecology.
- 2. The Project Proponent shall submit to Ecology (per Condition A.2) documentation from the bank sponsor verifying the purchase of credits as specified in the Mitigation Plan. This documentation must include the Ecology Order number, Order issuance date, impact acreage, the amount of credits required by the Order, and date of credit purchase.
- 3. Unless otherwise authorized by this Order, the Project Proponent shall complete the purchase of credits before impacting wetlands. Otherwise, Ecology may require the Project Proponent to provide additional compensation to account for additional temporal loss of wetland functions.

4. The Project Proponent shall install critical area split rail fencing and signage at the edge of development and street frontage as outlined in the site plan of the Parcel # 73015000001, 002, 003 Wetland Mitigation Report prepared by A+ Design and Consulting LLC, dated 4/17/2024.
  - a. The Project Proponent shall submit a fencing location map to Ecology for final approval prior to installation or no later than June 30, 2026, unless otherwise approved by Ecology.
  - b. The Project Proponent shall provide photos documenting the installation of split rail fencing and signage no later than December 31, 2026, unless otherwise approved by Ecology.
5. The Project Proponent shall follow the steps below to record a deed notification (see Attachment A: Wetland Notice for Deed Notification for an example) or other approved legal site protection mechanism for the remaining onsite wetlands and buffers for each Parcel (#73015000001, 002, 003):
  - a. Send the draft site protection mechanisms to Ecology for review prior to recording and make edits based on Ecology's comments.
  - b. Record, on the site property deeds, a description of the remaining wetland area identified in the final mitigation plan and a site map from the final wetland mitigation plan showing the location of wetlands.
  - c. Record these documents with the County Recording Office, Registrar of Deeds, or other official responsible for maintaining records for, or interest in, real property.
  - d. Submit proof of this recorded documentation to Ecology within 180 days of this Order, unless otherwise approved by Ecology.

#### **D. Timing**

1. This Order expires 5 years from the date of this Order, unless otherwise approved by Ecology.

Failure to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

#### **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](mailto:ecologyappeals@ecy.wa.gov)

#### **Contact information**

Please direct all questions about this Order to:

Zachary Meyer  
Department of Ecology  
360-481-9885  
[Zachary.Meyer@ecy.wa.gov](mailto:Zachary.Meyer@ecy.wa.gov)

#### More information

- **Pollution Control Hearings Board Website**  
[https:// elaho.wa.gov/](https://elaho.wa.gov/)
- **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 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington**  
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-201A>

#### Signature

Dated this 15<sup>th</sup> day of July, 2025 at the Department of Ecology, Lacey, Washington.



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Maria Sandercock, Section Manager  
Southwest Regional Office  
Shorelands and Environmental Assistance Program



BIG LLC (Kier Gombart)  
Order No. 23784, Aquatics ID No. 145293  
July 15, 2025  
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**Attachment A**

**Wetland Notice for Deed Notification  
(See Condition C.5)**

Long Beach Boardwalk Vacation Rentals  
Ecology Administrative Order # 23784

Tax Parcel Number: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Legal Owner: \_\_\_\_\_

NOTICE: This property contains wetlands as defined by Chapter 36.70A030(21) RCW, Chapter 90.58.030 (2)(h) RCW and WAC 173-201A-020. The property was the subject of an Ecology action under Chapter 90.48.260 RCW or Chapter 90.48.120(1) RCW.

Ecology Order #: \_\_\_\_\_, issued on \_\_\_\_\_, 20\_\_\_\_  
To (Responsible Party Name): \_\_\_\_\_  
For (Project Name): \_\_\_\_\_

Restrictions on use or alteration of the wetlands may exist due to natural conditions of the property and resulting regulations. A site map indicating the location of wetlands and their buffers is attached hereto.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
State of Washington)  
County of \_\_\_\_\_)

I certify that I know or have satisfactory evidence that

\_\_\_\_\_  
signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN under my hand an official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_

BIG LLC (Kier Gombart)  
Order No. 23784, Aquatics ID No. 145293  
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NOTARY PUBLIC in and for the state of Washington,  
residing at \_\_\_\_\_.  
(Amended by Ord. 11200 § 50 (part), 1996)