



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

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

July 31, 2025

HSR DEV BG 92<sup>nd</sup>, LLC  
Attn: Bruce Andrew Swanson  
19120 SE 34th Street #103  
Vancouver, WA 98683

Re: Water Quality Certification Order No. **24027** (Corps No. **NWS-2025-0126**), The Village at Cherry Grove, Clark County, Washington

Dear Bruce Andrew Swanson:

On 2/11/2025, HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for The Village at Cherry Grove, Clark County, Washington.

On behalf of the state of Washington, the Department of Ecology certifies with conditions 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 enclosed Water Quality Certification Order (WQC Order).**

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

If you have any questions about this decision, please contact If you have any questions about this decision, please contact Sierra Blakely at [Sierra.Blakely@ecy.wa.gov](mailto:Sierra.Blakely@ecy.wa.gov) or at (564) 250-0449. The enclosed WQC Order may be appealed by following the procedures described within.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Sandercock".

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

Enclosure (1)

WQC Order No. 24027, Corps No. NWS-2025-0126

Aquatics ID No. 144828

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By certified mail: 9489 0090 0027 6381 5545 27

Sent via e-mail: [kevin@hshnw.com](mailto:kevin@hshnw.com)

E-cc: Samantha Stanford, U.S. Army Corps of Engineers

Stacey Reed, AKS Engineering & Forestry, LLC

Erin Hanlon Brown, Ecology

Sierra Blakely, Ecology

Lydia Albright, Ecology

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

In The Matter of Granting a Water Quality  
Certification with Conditions to HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew  
Swanson)  
pursuant to 33 U.S.C. 1341 (FWPCA § 401), RCW 90.48.120, RCW  
90.48.260 and Chapter 173-201A WAC

HSR DEV BG 92<sup>nd</sup>, LLC  
Attn: Bruce Andrew Swanson  
19120 SE 34th Street #103  
Vancouver, WA 98683

<b>WQC Order No.</b>	24027
<b>Corps Reference No.</b>	NWS-2025-0126
<b>Site Location</b>	The Village at Cherry Grove located within wetlands in Battle Ground, Clark County, Washington.

HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act for The Village at Cherry Grove, Clark County, Washington. The required processing dates are listed below:

- On 10/23/2024, the HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) submitted a pre-filing meeting request.
- On 2/11/2025, Ecology received a request for Clean Water Section 401 Water Quality Certification.
- On 2/13/2025, HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) submitted additional information, and the Department of Ecology (Ecology) considered the Request valid on this date.
- On 4/4/2025, the U.S. Army Corps of Engineers (Corps) sent an email notification to Ecology that they are reviewing the project for authorization under the Nationwide Permit (NWP) Program.
- On 5/13/2025, Ecology issued a public notice for the project.
- Ecology's "Reasonable Period of Time" for this project has been established as 8/2/2025.

This project proposes to discharge up to 2,211 cubic yards (CY) of permanent fill into 0.46-acres of Wetland A to construct 180 single-family unit townhome lots and attendant features. Indirect impacts would also occur to 0.46-acre of Wetland A as a result of buffer loss.

The project site is located at 23121 NE 92nd Avenue, Clark County, Washington, Section 33, Township 04 N., Range 02 E., within Water Resource Inventory Area (WRIA) 28 Salmon-Washougal watershed.

With this WQC Order, Ecology is granting with conditions HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson)'s request for a Section 401 Water Quality Certification for The Village at Cherry Grove project, provided that the activity is conducted in accordance with the Section 401 Water Quality Certification request and attachments Ecology received on 2/11/2025, and the following supporting documentation:

1. Critical Areas Delineation Report, prepared by AKS Engineering & Forestry, LLC, dated September 2023
2. Mitigation Bank Use Plan, prepared by AKS Engineering & Forestry, LLC, dated July 2025

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, HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) 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 HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) 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 HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) from liability for contamination and any subsequent cleanup of surface waters, ground waters, or sediments resulting from project construction or operations.

**Special Conditions:**

1. 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. WQC Order No. **24027** will remain valid until 12/31/2027.
  - Justification – Certifications are required for any license or permit that authorizes an activity that may result in a discharge or fill material into waters. This WQC Order is not valid until the Federal agency issues a permit. Additionally, Ecology needs to be able to specify how long the WQC Order will be in effect.
  - Citation – Chapter 90.48 RCW, Chapter 173-201A WAC, and WAC 173-225-010.

2. HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) shall send a copy of the final Federal permit via e-mail to [fednotification@ecy.wa.gov](mailto:fednotification@ecy.wa.gov) and cc to [sierra.blakely@ecy.wa.gov](mailto:sierra.blakely@ecy.wa.gov) prior to the starting of any work authorized by this WQC Order. If the Federal Agency determines the proposed project does not require a Federal permit, HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) shall immediately inform Ecology.
  - Justification - This condition is needed to ensure that the federal permit has been issued and all the conditions of the WQC Order have been included in the federal permit.
  - Citation - 40 CFR 121.10, 40 CFR 121.11, and Chapter 90.48 RCW.
3. To transfer this WQC Order to a new owner or operator HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) shall:
  - a. Complete a Request for Transfer of Order with a specific transfer date of the WQC Order's obligations, coverage, and liability and submit it to Ecology at [fednotification@ecy.wa.gov](mailto:fednotification@ecy.wa.gov) and cc to [sierra.blakely@ecy.wa.gov](mailto:sierra.blakely@ecy.wa.gov). Link to form: <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070695.html>;
  - b. Provide a copy of this WQC Order to the new owner or operator; and
  - c. The transfer is not considered valid until HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) receives written notification from Ecology that the transfer has been approved.
    - Justification – Ecology has independent state authority to ensure protection of state water quality. Ecology needs to ensure that anyone conducting work at the project, including any new owners or operators, are aware of and understand the required conditions of this WQC Order to ensure compliance with the water quality standards and other applicable state laws.
    - Citation – 40 CFR 121.5, Chapter 90.48 RCW, RCW 90.48.030, Chapter 173-201A WAC, and WAC 173-225-010.

4. Any work that causes distressed or dying fish or discharges of oil, fuel, or other chemicals into state waters or onto land with a potential for entry into state waters is prohibited. If such work, conditions, or discharges occur, immediately notify Ecology's Regional Spill Response Office at 360-407-6300 and the Washington State Department of Fish & Wildlife with the nature and details of the problem, any actions taken to correct the problem, and any proposed changes in operation to prevent further problems. You will also need to notify the Washington Emergency Management Division at 1-800-258-5990, for spills to water only. This condition is necessary to prevent oil and other hazardous materials spills from causing environmental damage and to ensure compliance with water quality requirements. The sooner a spill is reported, the quicker it can be addressed, resulting in less harm.
  - Justification - This condition is necessary to prevent oil and hazardous materials spills from causing environmental damage and to ensure compliance with water quality requirements. The sooner a spill is reported, the quicker it can be addressed, resulting in less harm. *Ecology* must protect waters of the state from all discharges and potential discharges of pollution that can affect water quality to protect aquatic life and beneficial uses.
  - Citation - Chapter 90.48 RCW, RCW 90.48.030, RCW 90.48.080, Chapter 90.56 RCW, RCW 90.56.280, Chapter 173-201A WAC, WAC 173-201A-300 - 330, WAC 173-204-120, WAC 173-225-010, and WAC 173-303-145.
5. HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) shall mitigate wetland impacts as described in the Mitigation Bank Use Plan, dated July 2025, or as required by this Order.
  - Justification - Alteration of water quality necessitates the use of mitigation as a method of controlling pollution. When adequate mitigation is provided, the impacts are not considered significant enough to water quality, at least in the long-term. The water quality standards, along with mitigation, protect wetlands as well as permitting some level of degradation where unavoidable or necessary.
  - Citation – 33 CFR 332, 40 CFR 131.12, 40 CFR 230, subpart J, Chapter 90.48 RCW, Chapter 90.54 RCW, Chapter 90.74 RCW, Chapter 173-201A WAC, WAC 173-201A-260 (3)(i-ii), WAC 173-201A-300, and WAC 173-225-010.
6. HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) shall submit to Ecology documentation from the bank sponsor verifying the purchase of 0.69 wetland mitigation bank credits (credits) from the East Fork Lewis Mitigation Bank. 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.

- Justification - This condition is necessary to ensure the compensatory mitigation was actually provided by the bank.
  - Citation – 33 CFR 332, 40 CFR 131.12, 40 CFR 230, subpart J, RCW 47.85.040, Chapter 90.48 RCW, Chapter 90.54 RCW, Chapter 90.74 RCW, Chapter 173-201A WAC, WAC 173-201A-260 (3)(i-ii), WAC 173-201A-300, and WAC 173-225-010.
7. Unless otherwise authorized by this WQC Order, the HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) shall complete the purchase of credits before impacting wetlands. Otherwise, Ecology may require the HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) to provide additional compensation to account for additional temporal loss of wetland functions.
- Justification - Mitigation that is not emplaced concurrent with impacts will result in degradation of existing beneficial uses of the wetlands affected by the proposed action through temporal loss of functions.
  - Citation – 33 CFR 332, 40 CFR 131.12, 40 CFR 230, subpart J, RCW 47.85.040, Chapter 90.48 RCW, Chapter 90.54 RCW, Chapter 90.74 RCW, Chapter 173-201A WAC, WAC 173-201A-260 (3)(i-ii), WAC 173-201A-300, and WAC 173-225-010.

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 with conditions to the HSR DEV BG 92<sup>nd</sup>, LLC (Bruce Andrew Swanson) for The Village at Cherry Grove project.

### **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://eluhwa.gov/> or call: 360-664-9160.

### **Service on Ecology**

#### **Street Address:**

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

#### **Mailing Address:**

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)

### **Americans with Disabilities Act Information**

#### **Accommodation Requests**

To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-407-6831 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

### **Contact Information**

Please direct all questions about this WQC Order to:

Sierra Blakely  
Department of Ecology  
(564) 250-0449  
[sierra.blakely@ecy.wa.gov](mailto:sierra.blakely@ecy.wa.gov)

#### More Information

- **Pollution Control Hearings Board Website**  
<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 173.204 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

Dated this 31<sup>st</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