



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

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

August 21, 2025

Sunlight Meadows, LLC
Attn: Serghei Comarnitchi
7524 NE 88th St.
Vancouver, WA 98662

Re: Administrative Order No. 24062 to impact wetlands, which are waters of the state, to construct Sunlight Meadows North in Clark County, Washington

Dear Serghei Comarnitchi:

The Department of Ecology (Ecology) received your Joint Aquatic Resources Permit Application (JARPA) on May 16, 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 Lizzie Carp at (564)-200-4184 or lizzie.carp@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 light blue circular stamp.

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

Enclosure (1)

By certified mail: [9214 8901 9403 8328 8316 54]

Sunlight Meadows, LLC (Serghei Comarnitchi)

Administrative Order 24062

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Sent via email to: serghei@sunlightelectricinc.com

E-cc: Andrea Aberle, Ash Eco Solutions, LLC

City of Vancouver, Krystal.Sanchez@cityofvancouver.us

Erin Hanlon Brown, Ecology

ECYREFEDPERMITS@ECY.WA.GOV

In The Matter of Issuing an Administrative Order
to Sunlight Meadows, LLC (Serghei Comarnitchi)
pursuant to RCW 90.48.120 and WAC 173-201A

Sunlight Meadows, LLC
Attn: Serghei Comarnitchi
7524 NE 88th St.
Vancouver, WA 98662

Order No.	24062
Site Location	Sunlight Meadows North, located within wetlands near Vancouver, Clark County, Washington.

This is an Administrative Order requiring Sunlight Meadows, LLC (Serghei Comarnitchi) 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 May 16, 2025, Ecology received a request to directly impact 0.319 acres of wetlands and indirectly impact 0.456 acres of wetlands, which are waters of the state, to construct Sunlight Meadows North in Clark County. The project is located at 7318 NE 63rd St, Vancouver, WA, SW ¼, S08, T2N, R2E, W.M., Clark County, WRIA 28.

This Administrative Order authorizes 0.319 acres of direct impacts and 0.456 acres of indirect impacts to Category III wetlands at the project location. Mitigation for this proposal will consist of the purchase of 0.547 mitigation bank credits from Terrace Mitigation Bank as proposed in the Wetland Bank Use Plan dated January 15, 2024, revised March 13, 2025. The mitigation will occur in the approximate location of 5721 NE 152nd Avenue, Vancouver, Washington, NW ¼ of Section 13 and the NE ¼ of Section 14, T 2 North, Range 2 East, W.M., Clark County, WRIA 28.

For purposes of this Order, the term “Project Proponent” shall mean Sunlight Meadows, LLC (Serghei Comarnitchi) 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 May 16, 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 and cc to lizzie.carp@ecy.wa.gov. Any submittals shall reference Order No. 24062.
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. 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.
8. 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 in Wetland Bank Use Plan (Terrace Mitigation Bank), Sunlight Meadows North (Mitigation Plan) by Andrea Aberle, and dated January 15, 2024, revised March 13, 2025, 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.

D. Timing

1. This Order expires 5 years from the date of this Order.

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

Contact information

Please direct all questions about this Order to:

Lizzie Carp
Department of Ecology
(564)-200-4184
Lizzie.carp@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 21st day of August 2025 at the Department of Ecology, Lacey, Washington.



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