



NPDES Compliance Inspection Report

Vista Ridge Subdivision Ridgefield, Washington

NPDES Permit Tracking Number
WAR309985

Inspection Date: 12/20/2022

Prepared by:

Jon Klemesrud
U.S. Environmental Protection Agency, Region 10
Enforcement & Compliance Assurance Division
Water Enforcement & Field Branch
Field, Data & Drinking Water Enforcement Section

Inspector Signature/Date:

JON KLEMESRUD

Digitally signed by JON KLEMESRUD
Date: 2023.01.06 14:50:46 -08'00'

Supervisor Signature/Date:

PETER CONTRERAS

Digitally signed by PETER CONTRERAS
Date: 2023.01.06 15:01:03 -08'00'

- **Contents**

I. Project Information 3

II. Inspection Information..... 4

III. Permit Information..... 5

IV. Project Background..... 5

V. Inspection Chronology..... 6

VI. Site Review 7

VII. File Review 8

VIII. Areas of Concern 9

 A. Silt Fencing Below the North and South Ponds..... 9

 B. Riprap Channel at North Pond Inlet10

IX. Closing Conference..... 10

ATTACHMENT A - Signed ECY 020-87a Permit Transfer

ATTACHMENT B - Grading and Erosion Control Plan

ATTACHMENT C - Aerial Image (Google Earth)

ATTACHMENT D - Photograph Log

[Unless otherwise noted, all details in this inspection report were obtained from conversations with Mr. Peter Dewitz, Mr. John Dewitz, or from observations made during the inspection.]

I. Project Information

Project Name:	Vista Ridge Subdivision
Project Location:	1108 South Hillhurst Road Ridgefield, Washington 98642
Latitude/Longitude:	45.80734179 -122.73317222
NPDES Tracking Number:	WAR309985
Project Nature:	New residential construction, development of 40 residential lots with an extension of the regional Gee Creek trail.
Current Permittee/Operator: (Transferred 11/07/2022)	ADC1, LLC P.O. Box 1613 Ridgefield, Washington 98642 <i>(Responsibilities include operational control over project plans and specifications)</i>
Represented on-site by:	Peter Dewitz pete@abrahamdewitz.com (360) 907-5746
Contractor/CESCL #1:	Above & Beyond Hydroseed 2720 NE 175 th Street Ridgefield, Washington 98642 <i>(Responsibilities include transitioning to CESCL, installation and maintenance of BMPS's, site inspections)</i>
Represented on-site by:	John Dewitz, CESCL Owner/President john@abhydroseed.com (360) 727-3345
Contractor/CESCL #2:	Soil and Water Technologies, Inc. 1101 Broadway Street, Suite 216 Vancouver, Washington 98660 <i>(Responsibilities include current/former CESCL, site inspections)</i>
Project Owner:	1108 S. Hillhurst Road LLC 1235 N. Dutton Ave Suite E Santa Rosa, California 95401

Owner Contact: David Chiddix
dchiddix@provident.com
(855) 694-7600

Project Start Date: January 1, 2021

Estimated Completion Date: November 15, 2023

Total Project Size: 14.27 acres

Total Disturbed Area: 11.01 acres

Receiving water(s): Gee Creek

II. Inspection Information

Inspection Date: December 20, 2022

Inspector(s): Jon Klemesrud, Inspector
EPA Region 10, ECAD / FDDWES

Other individuals present: Brian Johnson
Washington State Department of Ecology
Water Quality, Southwest Regional Office
Brjo461@ecy.wa.gov

Jacob Neuharth
Washington State Department of Ecology
Water Quality, Southwest Regional Office
Janc461@ecy.wa.gov

Arrival Time: 02:30 PM

Departure Time: 03:30 PM

Weather: Rain, 44 degrees (°F)

Purpose: To evaluate compliance with the requirements of the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) and the State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activity.

III. Permit Information

The Vista Ridge Subdivision construction project (hereinafter referred to as the “Vista Ridge”) is permitted under the State of Washington Department of Ecology’s Construction Stormwater General Permit (CGP). The current version of the CGP became effective on January 1, 2021 and is due to expire on December 31, 2025.

The initial permit application (notice of intent) for the construction project was submitted by Mr. Lucas Ralston representing the prior operator (1108 S. Hillhurst Subdivision LLC) in November of 2020. Based upon my review of Washington Department of Ecology’s Permitting and Reporting Information System (PARIS), the effective date of the projects permit coverage was March 25, 2021. The permit tracking number assigned to the project was WAR309985.

On November 7, 2022, permit coverage was transferred to ADC1, LLC represented by Mr. Peter Dewitz of Abraham Dewitz Construction, LLC. See **Attachment A**, Signed ECY 020-87a Permit Transfer.

IV. Project Background

According to the project’s Stormwater Pollution Prevention Plan (SWPPP), Vista Ridge is a new housing development consisting of 40 residential lots. The project also includes an extension of the regional Gee Creek trail. Stormwater runoff during construction is designed to be either infiltrated or conveyed to two temporary sediment ponds. Site surface drainage is generally northwest to the southeast, and generally slopes eastward toward Gee Creek.

Proposed construction activities over the life of the project includes site preparation, grading activities, associated underground utilities, excavation for building foundations, poured concrete foundations, concrete sidewalks, and asphalt paving in parking lot areas.

For a general construction footprint, see **Attachment B**, Grading and Erosion Control Plan, and **Attachment C**, Aerial Image (Google Earth).

According to Ecology’s PARIS, Ecology issued a Corrections Required and Field Notice of Penalty of \$2,000 to the project’s prior permittee (1108 South Hillhurst Subdivision, LLC) in December of 2021. The enforcement cited inadequately stabilized soils and turbid stormwater discharges of over 1,000 NTUs. In June of 2022, Ecology issued a separate Notice of Penalty of \$135,000. The enforcement cited inadequate stabilized soils and turbid stormwater discharges occurring in December 2021 through February 2022 (while permitted/operated by the prior permittee, 1108 South Hillhurst Subdivision, LLC).

The project was last inspected by Ecology on September 1, 2022. The inspection report noted insufficient straw application on the south slope, a vegetation map being undermined on the east slope, and silt fencing in need of maintenance below the east stormwater pond.

As indicated earlier in this report, Permit coverage was transferred to the current permittee/operator ADC1, LLC on November 7, 2022.

V. Inspection Chronology

This was an unannounced inspection. At approximately 1:30PM on the day of the inspection, I called and spoke with Mr. Peter Dewitz. Mr. Dewitz is listed on Notice of Transfer as the project's current operator/permittee. During the call I introduced myself and discussed that I had been asked to conduct an on-site compliance inspection at the Vista Ridge construction project in coordination with WA Ecology. I explained that the inspection would include a walk-through of the construction site and a review of permit related documents.

Mr. Dewitz explained that the project is inactive and that no one was currently on-site. Mr. Dewitz agreed to travel to the site, and we agreed to meet for the inspection at 2:30PM. Mr. Dewitz further explained that he had contacted Ecology the day prior to set-up a future site walk-through in January 2023. The nature of the scheduled walk-through was to be proactive and ensure compliance with the CGP.

I arrived on-site at approximately 2:30PM and met with Mr. Dewitz. Also present was Mr. John Dewitz of Above & Beyond Hydroseed. According to Peter Dewitz, John Dewitz will be transitioning to take over as the Certified Erosion and Sediment Control Lead (CESCL) on the construction project and has been performing the recent BMP installation and maintenance since the permit transfer. Peter Dewitz stated that CESCL duties including site inspections are still being conducted by a separate contractor, primarily Moses Kanlund of Soil and Water Technologies, Inc. In addition, Soil and Water Technologies, Inc. developed the SWPPP for the project and have been the contracted CESCL even prior to the recent transfer of permit coverage.

Following our initial introductions, I presented my EPA inspector credentials and re-stated the purpose and expectations of the inspection. I provided my business card and a copy of EPA's Small Business Resources Information Sheet. I also discussed that Brian Johnson and Jacob Neuharth of Washington Ecology would be joining me on the inspection and should be arriving momentarily.

We were then joined by Mr. Johnson and Mr. Neuharth who also introduced themselves to the group. Mr. Johnson confirmed the recent discussion with Peter Dewitz of the planned January 2023 walk-through. We then had a brief discussion regarding the project's general timeline and recent activities since taking over as the permittee the month prior.

The inspection consisted of an opening conference, a walk-through of the construction site, a review of the Stormwater Pollution Prevention Plan (SWPPP) and a review of site inspection documentation. The inspection concluded with a closing conference where we discussed our inspection observations and next steps. The inspection team was accompanied throughout the inspection by both Peter Dewitz and John Dewitz.

VI. Site Review

According to Peter Dewitz, the site initially underwent mass clearing/grading in 2021 and then the project was put on hold by ownership. The site was then temporarily stabilized/hydroseeded and has been inactive since October 2021. Future earthwork has been postponed until the start of the of the next dry season (spring 2023).

Since taking over as the permittee on the project in November of 2022, operations on-site have been limited to ensuring site stabilization and installation and maintenance of temporary best management practices (BMPs). Recent activities have also included removing/hauling away a large soil stockpile and staging construction material in preparation for the future construction activity.

We began our tour of the construction site near the main entrance, along S. Hillhurst Road. Photographs taken during the site walk-through and a complete photo log is attached to this inspection report as **Attachment D**.

The site generally appeared to be well vegetated since being hydroseeded over a year prior. Additional BMPs observed included perimeter silt fencing, stabilized construction entrance, sediment ponds, straw wattles and mulch, rock check-dams, riprap channel lining and temporary seeding.

According to Peter Dewitz, stormwater is either infiltrated or contained on-site by two detention/sediment ponds which are referred to as the North Pond and the South Pond. When full, the ponds are designed to discharge to a section of their eastern bank to a sloped vegetated area, approximately 400-feet west of Gee Creek.

We first observed the west/southwest perimeter near the construction entrance, the area was well vegetated, and sections of large culverts were staged in the general vicinity (**Photo 1 & Photo 2**).

We then traveled slightly east and observed the area where the recently removed soil stockpile was previously located. The area was also well stabilized, I observed straw mulch covering areas less vegetated (**Photo 3**). This general area is also near the established construction entrance and used for staging new construction material, including rock stockpiles, culvert piping and concrete vaults.

We continued the walk-through east, down a fairly steep slope along a gravel road that runs through the construction site and provides access to both the North and South Ponds (**Photo 4**). Sections of culvert and concrete vaults were staged along the south end of the

road (**Photo 5**). I observed rock check dams installed along the sides of the road to help control evidence of channelized flow. Silt fencing was also installed more inland across the slopes of the project footprint. According to John Dewitz, the rock check-damns along the road were a more recent addition to address the observed channeling. Areas less vegetated were layered with straw mulch (**Photo 6 – Photo 10**).

We then arrived at the South Pond (**Photo 11**). The South Pond was not discharging at the time of inspection. According to Peter Dewitz, he believed the South Pond last discharged on approximately December 8, 2022, and turbidity was measured below the benchmark value (25 NTU) at 8.73 NTUs. The South Pond discharges/overflows via a matted channel along the northeast bank to a vegetated area toward Gee Creek. Silt fencing was installed downslope of the discharge area along the heavily vegetated tree line. In this area I observed a section of silt fencing where sediment was deposited above one-third the height of the section of silt fence (**Photo 12 & Photo 13**). In addition, it was observed that the South Pond's discharge location could benefit from additional maintenance/BMPs to in order to prevent channelized erosion from occurring during high discharge events (**Photo 14**).

We continued the walk-through north from the South Pond. Silt-fencing was installed throughout the northern and eastern slopes (**Photo 15 & 16**). We arrived at the North Pond, riprap lined the conveyance channel down to the pond (**Photo 17**). Similar to the South Pond, the North Pond discharges/overflows via matted channel along the northeast bank to a vegetated area toward Gee Creek. At the time of inspection, the North Pond was discharging slightly to the vegetated area. The discharge appeared to be clear and was infiltrating within the vegetative area. According to Mr. Dewitz, the North Pond discharge was last sampled on approximately December 8, 2022, and turbidity was measured below the benchmark value (25 NTU) at 14.8 NTU.

Silt fencing was installed downslope of the discharge area along the heavily vegetated tree line. In this area, I observed a section of silt fencing where sediment was deposited above one-third the height of the section of silt fence (**Photo 18**). I also observed a gap in the riprapped channel just prior to the entrance to the North Pond. The riprap channel ended just prior to the pond which was producing slight erosion as stormwater was entering the North Pond (**Photo 19**) and causing some turbidity. Above the riprap lined conveyance channel at the North Pond, straw wattles were staked along the west side of the access road in addition to rock check dams and silt-fencing (**Photo 20**).

The walk-through concluded as we walked along the north access road back to our vehicles at the construction entrance to review the SWPPP and site inspection documentation.

VII. File Review

The following documents were reviewed as part of this inspection:

- Stormwater Pollution Prevention Plan (SWPPP) – A copy the SWPPP was brought to the inspection by John Dewitz. The SWPPP was developed by Soil and Water Technologies, Inc. and was comprehensive of the project to-date. The hard copy SWPPP was provided to Peter Dewitz as part of the permit coverage transfer. The SWPPP included the applicable 13 elements required/discussed in within Section S9.D. of the CGP and referenced the Stormwater Management Manual for Western Washington for BMP selections observed during the on-site walkthrough. The project’s site map was also included within the SWPPP. The site map consisted of two versions of the Grading and Erosion Control Plan which included hand-written indicators of BMP usage and installation (**Photo 21 & Photo 22**).
- Site Inspections Reports – Dating back to the permit coverage transfer, weekly and post-storm event site inspection reports required by the permit were reviewed as part of this inspection. The last site documented site inspection was documented four days prior on December 16, 2022 and documented no discharge. The inspection report was completed by CESCL Moses Kanlund of Soil and Water Technologies, Inc. The last discharge was documented in a December 7, 2022, inspection report as occurring from both ponds. The report documented the turbidity results discussed with Peter Dewitz during the site walk-through (N. Pond 14.8 NTU & S. Pond. 8.73 NTU).

In general, site inspection reports were well documented and included corrective actions and date(s) of associated remedial actions including photographs (**Photo 23 – Photo 25**). Electronic versions of the site inspection reports were provided post-inspection by Peter Dewitz via email.

- Discharge Monitoring Reports (DMRs): Discharge Monitoring Reports were reviewed as part of this inspection. Since taking over permit coverage, at the time of inspection the permittee had been responsible for one DMR (November 2022).

In the November 2022 DMR, only one discharge was documented, which occurred on November 30, 2022, and was measured at 19.2 NTU (below the benchmark of 25 NTU).

VIII. Areas of Concern

Observations during the inspection identified two areas of concern:

A. Silt Fencing Below the North and South Ponds

Section S3.C.2. of the permit states: “Implement stormwater BMPs contained in stormwater management manuals published or approved by Ecology, or BMPs that are demonstrably equivalent to BMPs contained in stormwater management manuals published or approved by Ecology, including the proper selection, implementation, and maintenance of all applicable and appropriate BMPs for on-site pollution control.”

The Stormwater Management Manual for Western Washington (July 2019) lists maintenance standards for BMP C233 (Silt Fence) which includes: “Remove sediment deposits when the deposit reaches approximately one-third the height of the silt-fence, or install a second silt-fence.

As discussed earlier in this inspection report, at the time of inspection during the walk-through of the North and South Ponds, I observed sections of silt fencing where sediment was deposited above one-third the height of the section of silt fence (**Photo 12, Photo 13, Photo 18**). Sediment was still contained by the silt fence, but the fence was in need of maintenance based upon the written standard.

We discussed the silt-fence maintenance standard and John Dewitz stated that due to the soft ground and current weather, the likely remediation would be to install a second fence and that the silt fence concern would be addressed.

B. Riprap Channel at North Pond Inlet

As discussed earlier in this inspection report, at the time of inspection during the walk-through of the North Pond, I observed a gap in the riprapped channel just prior to the entrance to the North Pond. Stormwater was observed to be clear leaving the riprapped channel however, the riprap channel ended just prior to entering the pond which was causing some turbidity and erosion as stormwater was entering the inlet of the North Pond (**Photo 19**). It was discussed that the riprap channel could be improved to prevent the turbidity observed at the North Pond inlet, potentially impacting the quality of the pond’s discharge. Peter Dewitz and John Dewitz stated that the concern would be addressed.

IX. Closing Conference

Following the file review, a closing conference was held with Peter Dewitz and John Dewitz. We discussed my observations and two areas of concern. I then thanked them for their time and cooperation with the inspection.

ATTACHMENT A

Signed ECY 020-87a Permit Transfer

**Transfer of Coverage****Permit # WAR309985****Construction Stormwater General Permit**

**This form transfers permit coverage for all, or a portion
of a site to one or more new operators.**

Type of permit transfer (check one): ☐ Partial transfer (complete the Partial Transfer acreage below) ☒ Complete transfer

Specific date that permit responsibility, coverage, and liability is transferred to new operator: 11/7/2022

**If no date is indicated Ecology will determine the date of transfer.*

Please see instructions for details on type of transfer.

For PARTIAL TRANSFERS indicate the acreage remaining under your operational control:

- List **total size of project/site** remaining under your operational control following the **partial transfer:** 14.27 acres.
- List **total area of soil disturbance** remaining under your operational control following the **partial transfer:** 11.01 acres.
- Submitting this form meets the requirement to submit an updated NOI (General Permit Condition G9)

Current Operator/Permittee Information

Current Operator/Permittee Name: Lucas Ralston/ 1108 S Hillhurst Subdivision LLC		Company: 1108 S Hillhurst Subdivision LLC	
Business Phone: 503-913-0226	Ext:	Mailing Address: 735 SW 20th Place Suite 220	
Cell Phone:	Fax (optional):		
Email: lucas@mlrventures.com	City: Portland	State: OR	Zip+4: 97205
Signature* (see signatory requirements in Section VIII): Lucas Ralston		Title: Member Date: 11/8/2022	

New Operator/Permittee Information

(the remainder of this form applies to the **new** Operator/Permittee)

I. New Operator/Permittee (Party with operational control over plans and specifications or day-to-day operational control of activities which ensure compliance with Stormwater Pollution Prevention Plan (SWPPP) and permit conditions. Ecology will send correspondence and permit fee invoices to the permittee on record.)			
Name: Peter Dewitz		Company: ADC1, LLC	
Business Phone: 360-907-5746	Ext:	Unified Business Identifier (UBI): (UBI is a nine-digit number used to identify a business entity. Write "none" if you do not have a UBI number.)	
Cell Phone (Optional): 360-907-5746	Fax (Optional):	E-mail: pete@abrahamdewitz.com	
Mailing Address: P.O. Box 1613	City: Ridgefield	State: WA	Zip + 4: 98642
II. Property Owner (The party listed on the County Assessor's records as owner and taxpayer of the parcel[s] for which permit coverage is requested. Ecology will not send correspondence and permit fee invoices to the Property Owner. The Property Owner information will be used for emergency contact purposes.)			
Name: David Chiddix		Company: 1108 S Hillhurst Road LLC	
Business Phone: 855-694-7600	Ext:	Unified Business Identifier (UBI): (UBI is a nine-digit number used to identify a business entity. Write "none" if you do not have a UBI number.)	
Cell Phone (Optional):	Fax (Optional):	E-mail: dchiddix@provident.com	
Mailing Address: 1235 N Dutton Ave STE. E	City: Santa Rosa	State: CA	Zip + 4: 95401

III. On-Site Contact Person(s) (Typically the Certified Erosion and Sediment Control Lead or Operator/Permittee)				
Name: Jeremy Schram		Company: Schram Brother's Excavating		
Business Phone: 360-843-0518	Ext:	Mailing Address: 13603 NE 59th St.		
Cell Phone:	Fax(Optional):	City: Vancouver	State: WA	Zip+4: 98682
Email: schrambrosexcavating@gmail.com				
IV. Site/Project Information				
Site or Project Name Vista Ridge		Site Acreage Total size of your site/project (that you own/control): 14.27 acres. (Note: 1 acre = 43,560 sq. ft.)		
Street Address or Location Description (If the site lacks a street address, list its specific location. For example, Intersection of Highway 61 and 34.) 1108 S Hillhurst Road, Ridgefield WA 98642		Total area of soil disturbance for your site/project over the life of the project: 11.01 acres. Include grading, equipment staging, excavation, borrow pit, material storage areas, dump areas, haul roads, side-cast areas, off-site construction support areas, and all other soil disturbance acreage associated with the project. (Note: 1 acre = 43,560 sq. ft.)		
Parcel ID#: 220016000/986036941/220022000 (Optional)				
Type of Construction Activity (check all that apply): ☒ Residential ☐ Commercial ☐ Industrial ☐ Highway or Road (city, county, state) ☒ Utilities (specify): Sanitary/Storm/Water/Power ☐ Other (specify):				
City (or nearest city): Ridgefield	Zip Code: 98642	Estimated project start-up date (mm/dd/yy): 5/1/2023		
County: Clark		Estimated project completion date (mm/dd/yy): 11/15/2023		
Record the latitude and longitude of the main entrance to the site or the approximate center of site.				
Latitude: 45.80734179 °N		Longitude: -122.73317222 °W		
V. Existing Site Conditions				
1. Are you aware of contaminated soils present on the site? ☐ Yes ☒ No 2. Are you aware of groundwater contamination located within the site boundary? ☐ Yes ☒ No 3. If you answered yes to questions 1 or 2, will any contaminated soils be disturbed or will any contaminated groundwater be discharged due to the proposed construction activity? ☐ Yes ☐ No ("Contaminated" and "contamination" here mean containing any hazardous substance (as defined in WAC 173-340-200) that does not occur naturally or occurs at greater than natural background levels.) If you answered yes to Question 3, please provide detailed information with the NOI (as known and readily available) on the nature and extent of the contamination (concentrations, locations, and depth), as well as pollution prevention and/or treatment Best Management Practices (BMPs) proposed to control the discharge of soil and/or groundwater contaminants in stormwater. This should include information that would be included in related portions of the Stormwater Pollution Prevention Plan (SWPPP) that describe how contaminated and potentially contaminated construction stormwater and dewatering water will be managed.				

VI. WQWebDMR (Electronic Discharge Monitoring Reporting)

You must submit monthly discharge monitoring reports using Ecology's WQWebDMR system. To sign up for WQWebDMR, or to register a new site, go to <https://www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance>. If you are unable to submit your DMRs electronically, you may contact Ecology to request a waiver. Ecology will generally only grant waiver requests to those permittees without internet access. Only a permittee or representative, designated in writing, may request access to or a waiver from WQWebDMR. To have the ability to use the system immediately, **you must submit the Electronic Signature Agreement with your transfer of coverage form.** If you have questions on this process, contact Ecology's WQWebDMR staff at WebDMRPortal@ecy.wa.gov or 800/633-6193 or 360-407-7097 (local). Note: DMRs are optional for permitted sites under 1 acre that do not discharge to impaired waterbodies.

VII. Discharge/Receiving Water Information

Indicate whether your site's stormwater and/or dewatering water could enter surface waters, **directly and/or indirectly**:

☒ Water will discharge directly or indirectly (through a storm drain system or roadside ditch) into one or more surface waterbodies (wetlands, creeks, lakes, and all other surface waters and water courses).

If your discharge is to a storm sewer system, provide the name of the operator of the storm sewer system:
(e.g., City of Tacoma): _____

☐ Water will discharge to ground with 100% infiltration, with no potential to reach surface waters under any conditions.

If your project includes dewatering, you **must** include dewatering plans and discharge locations in your site Stormwater Pollution Prevention Plan.

Location of Outfall into Surface Waterbody

Enter the outfall identifier code, waterbody name, and latitude/longitude of the point(s) where the site has the potential to discharge into a waterbody (the outfall). Enter all locations. **See illustration of Surface Waterbody Outfall locations at the end of this form.**

- Include the names and locations of both direct and indirect discharges to surface waterbodies, even if the risk of discharge is low or limited to periods of extreme weather. **Attach a separate list if necessary.**
- Give each point a unique 1-4 digit alpha numeric code. This code will be used for identifying these points in WQWebDMR.
- Some large construction projects (for example, subdivisions, roads, or pipelines) may discharge into several waterbodies.
- If the creek or tributary is unnamed, use a format such as "unnamed tributary to Deschutes River."
- If the site discharges to a stormwater conveyance system that in turn flows to a surface waterbody, include the surface waterbody name and location.

Outfall Identifier Code. These cannot be symbols. (Maximum of 4 characters).				Surface Waterbody Name at the Outfall	Latitude Decimal Degrees	Longitude Decimal Degrees
Example: 001A				Example: Puget Sound	47.5289247° N	-122.3123550° W
01A				Gee Creek	45.808067 ° N	-122.727623 ° W
					° N	° W
					° N	° W

If your site discharges to a waterbody that is on the impaired waterbodies list (e.g., 303[d] list) for turbidity, fine sediment, high pH, or phosphorus, Ecology will require additional documentation before issuing permit coverage and these sites will be subject to additional sampling and numeric effluent limits (per Permit Condition S8). Ecology will notify you if any additional sampling requirements apply. Information on impaired waterbodies is available online at: <https://www.ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

Before signing, please use the following checklist to ensure this form is complete:

- ☐ All spaces on this form have been completed. (Attach additional sheets if necessary)
- ☐ The transfer form has been signed by both the current permittee (see Page 1) **and** the new permittee (see Section VIII below).
- ☐ The date permit responsibility was transferred is specified. (See Page 1)
- ☐ New Operator/Permittee: Before you submit this form to Ecology, please retain a copy for your records – this will serve as proof of permit coverage until documentation arrives from Ecology.
- ☐ For partial transfers: If the original permittee no longer owns or controls any portions of the site that meet the criteria for termination, the original permittee must submit a Notice of Termination (NOT) to terminate permit coverage. See the CSWGP website for a link to the NOT form: www.ecology.wa.gov/constructionstormwaterpermit.
- ☐ For sites with contaminated soils/groundwater or a new discharger to an impaired waterbody: Any special provisions to protect water quality put in place at the time of initial coverage have been reviewed and adopted by the new permittee.

Administrative Order Docket No. _____

VIII. Certification of New Permittee

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Peter Dewitz

Printed/Typed Name

ADC I, LLC

Company (operator/permittee only)

MEMBER

Title

[Signature]

Signature of New Operator/Permittee

11-7-22

Date

Signature of Operator/Permittee requirements:

- A. For a corporation: By a responsible corporate officer.
- B. For a partnership or sole proprietorship: By a general partner or the proprietor, respectively.
- C. For a municipality, state, federal, or other public facility: By either a principal executive officer or ranking elected official.

Please sign and return this **ORIGINAL** document to the following address:

Department of Ecology – Construction Stormwater
PO Box 47696
Olympia, WA 98504-7696

If you have questions about this form, contact the following Ecology staff:

Location	Contact Name	Phone	E-mail
City of Seattle, and Kitsap, Pierce, and Thurston counties	Josh Klimek	360-407-7451	josh.klimek@ecy.wa.gov
Island, King, and San Juan counties	RaChelle Stane	360-407-6556	rachelle.stane@ecy.wa.gov
Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Skagit, Snohomish, Spokane, Stevens, Walla, Whatcom, and Whitman counties.	Shawn Hopkins	360-407-6442	shawn.hopkins@ecy.wa.gov
Benton, Chelan, Clallam, Clark, Cowlitz, Douglas, Grays Harbor, Jefferson, Kittitas, Klickitat, Lewis, Mason, Okanogan, Pacific, Skamania, Wahkiakum, and Yakima counties.	Joyce Smith	360-407-6858	joyce.smith@ecy.wa.gov

ATTACHMENT B

Grading and Erosion Control Plan



ATTACHMENT C

Aerial Image (Google Earth)



ATTACHMENT D

Photograph Log

All photographs taken by Jon Klemesrud on December 20, 2022

Nikon Coolpix AW100

Photo Log- Vista Ridge Subdivision



Photo #:01 (DSCN3128)
Description: Facing south/southwest, photo of southwest perimeter silt fencing.



Photo #:02 (DSCN3129)
Description: Facing north, photo of southwest perimeter silt fencing.



Photo #:03 (DSCN3130)
Description: Facing south, photo of previous soil stockpile location and material staging area.



Photo #:04 (DSCN3131)
Description: Facing east, photo of pond access road and BMPs.

Photo Log- Vista Ridge Subdivision



Photo #:05 (DSCN3132)

Description: Facing south, photo of culvert staging along access road, west of the South Pond.



Photo #:06 (DSC3133)

Description: Facing north, photo of vegetation coverage and silt fencing along northwest slopes.



Photo #:07 (DSCN3134)

Description: Facing east, photo of access road BMPs including silt fencing, rock check dams and straw mulch.



Photo #:08 (DSCN3135)

Description: Facing east, photo of access road BMPs including silt fencing, rock check dams and straw mulch.

Photo Log- Vista Ridge Subdivision



Photo #:09 (DSCN3136)

Description: Facing west, photo of silt fencing along southern slopes.



Photo #:10 (DSC3137)

Description: Facing east, photo of vegetation coverage along southeastern slopes, west of South Pond.



Photo #:11 (DSCN3138)

Description: Facing south, photo of South Pond inlet.



Photo #:12 (DSCN3139)

Description: Facing south, photo of vegetative area east of the South Pond discharge.

Photo Log- Vista Ridge Subdivision



Photo #:13 (DSCN3140)
Description: Facing east, photo of vegetative area east of the South Pond discharge.



Photo #:14 (DSC3141)
Description: Facing south, photo of South Pond discharge location.



Photo #:15 (DSCN3142)
Description: Facing north, photo of eastern slope and perimeter silt fencing.



Photo #:16 (DSCN3143)
Description: Facing north, photo of eastern slope and perimeter silt fencing.

Photo Log- Vista Ridge Subdivision



Photo #:17 (DSCN3144)
Description: Facing north, photo of North Pond and riprap channel.



Photo #:18 (DSC3145)
Description: Facing north, photo of the vegetative area east of the North Pond discharge and perimeter silt fencing.



Photo #:19 (DSCN3146)
Description: Facing north, photo of the inlet to the North Pond after the riprap channel.



Photo #:20 (DSC3147)
Description: Facing south/southwest, photo of BMPs along the North Pond access road.

Photo Log- Vista Ridge Subdivision

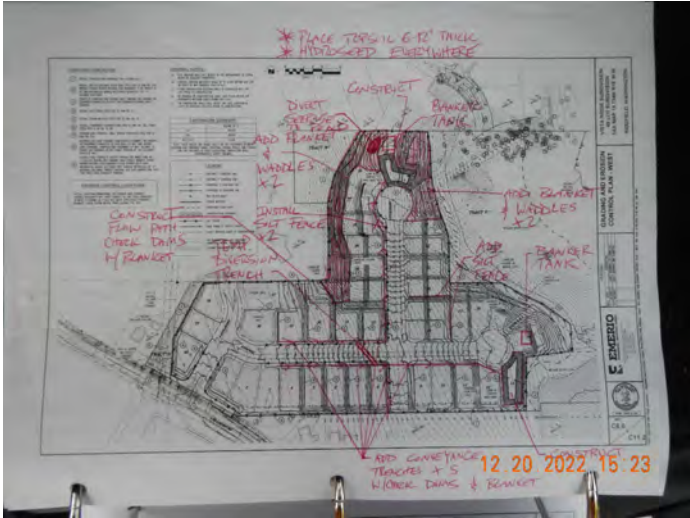
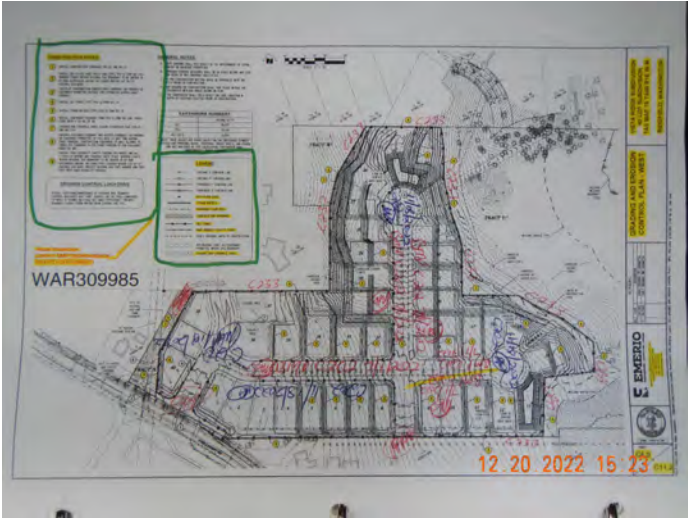


Photo #:21 (DSCN356)
Description: Photo of a Grading and Erosion Control Plan within the SWPPP.

Photo #:22 (DSC3157)
Description: Photo of a Grading and Erosion Control Plan within the SWPPP.

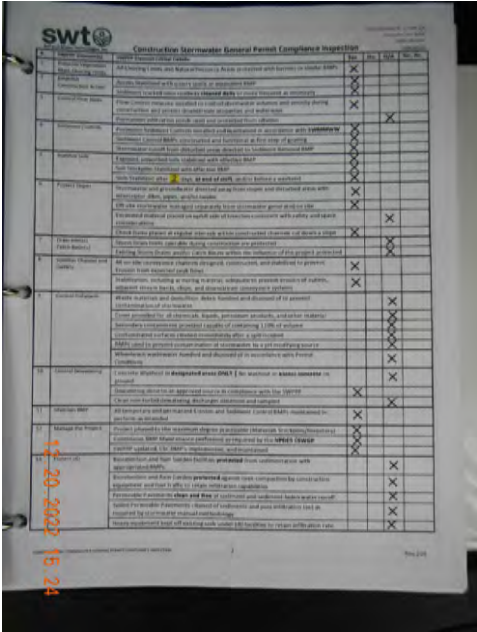


Photo #:23 (DSCN3158)
Description: Photo of page 1 of the 11/25/2022 site inspection report..

Photo #:24 (DSC3159)
Description: Photo of page 2 of the 11/25/2022 site inspection report.

Photo Log- Vista Ridge Subdivision

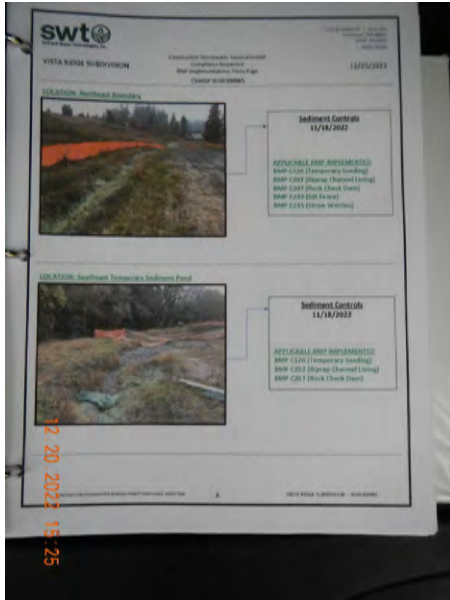


Photo #:25 (DSCN3160)

Description: Photo of page 3 of the 11/25/2022 site inspection report.

Complete list of photographs taken during the inspection:

- DSCN3128 – Facing south/southwest, photo of southwest perimeter silt fencing.
- DSCN3129 – Facing north, photo of southwest perimeter silt fencing.
- DSCN3130 – Facing south, photo of previous soil stockpile location and material staging area.
- DSCN3131 – Facing east, photo of pond access road and BMPs.
- DSCN3132 – Facing south, photo of culvert staging along access road, west of the South Pond.
- DSCN3133 – Facing north, photo of vegetation coverage and silt fencing along northwest slopes.
- DSCN3134 – Facing east, photo of access road BMPs including silt fencing, rock check dams and straw mulch.
- DSCN3135 – Facing east, photo of access road BMPs including silt fencing, rock check dams and straw mulch.
- DSCN3136 – Facing west, photo of silt fencing along southern slopes.
- DSCN3137 – Facing east, photo of vegetation coverage along southeastern slopes, west of South Pond.
- DSCN3138 – Facing south, photo of South Pond inlet.
- DSCN3139 – Facing south, photo of vegetative area east of the South Pond discharge.
- DSCN3140 – Facing east, photo of vegetative area east of the South Pond discharge.
- DSCN3141 – Facing south, photo of South Pond discharge location.

- DSCN3142 – Facing north, photo of eastern slope and perimeter silt fencing.
- DSCN3143 – Facing north, photo of eastern slope and perimeter silt fencing.
- DSCN3144 – Facing north, photo of North Pond and riprap channel.
- DSCN3145 – Facing north, photo of the vegetative area east of the North Pond discharge and perimeter silt fencing.
- DSCN3146 – Facing north, photo of the inlet to the North Pond after the riprap channel.
- DSCN3147 – Facing south/southwest, photo of BMPs along the North Pond access road.
- DSCN3148 – Photo of the SWPPP cover page.
- DSCN3149 – Photo of page 4 of the SWPPP.
- DSCN3150 – Photo of page 5 of the SWPPP.
- DSCN3151 – Photo of page 6 of the SWPPP.
- DSCN3152 – Photo of page 7 of the SWPPP.
- DSCN3153 – Photo of page 8 of the SWPPP.
- DSCN3154 – Photo of page 9 of the SWPPP.
- DSCN3155 – Photo of page 10 of the SWPPP.
- DSCN3156 – Photo of a Grading and Erosion Control Plan within the SWPPP.
- DSCN3157 – Photo of a Grading and Erosion Control Plan within the SWPPP.
- DSCN3158 – Photo of page 1 of the 11/25/2022 site inspection report.
- DSCN3159 – Photo of page 2 of the 11/25/2022 site inspection report.
- DSCN3160 – Photo of page 3 of the 11/25/2022 site inspection report.