



US Army Corps
of Engineers
Seattle District

PUBLIC NOTICE

Applicant:
John Gaynor
RJ Holdings Group, LLC

Published: February 17, 2026
Expires: March 20, 2026

Seattle District
Permit Application No. NWS-2023-321

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 404 of the Clean Water Act, for certain work described below and shown on the enclosed drawings dated received February 3, 2026.

APPLICANT:

Attention: Mr. John Gaynor
RJ Holdings Group, LLC
5748 Northeast Columbia Boulevard
Portland, Oregon 97218
Telephone: (503) 284-3488

AGENT:

Attention: Mr. Kevin Grosz
Natural Resources Environmental Services, LLC
P.O. Box 638
Ridgefield, Washington 98642
Telephone: (360) 608-7881

LOCATION: The proposed project is located within Wetland A at 16606 Northeast 10th Avenue, Ridgefield, Clark County, Washington.

WORK: The applicant proposes to permanently discharge up to 5,800 cubic yards (CY) of fill material within 0.89 acre of Wetland A to develop a commercial sheet metal facility at Ridgefield, Clark County, Washington. Discharged material would include conserved grading material (unsuitable excavated material would be hauled off-site to an approved facility), imported rock, and asphalt. Facility infrastructure would include associated buildings, an access road, utilities, drainage, underground stormwater management, paved parking areas, truck maneuvering yard (turn-around), chain-link fencing, and landscaping. Additionally, the applicant would temporarily trench (discharging excavated wetland material) within 808 square feet of Wetland A to install silt fence.

PURPOSE: The applicant's stated purpose is "to provide metal fabrication, trailer repair, catwalks, handrails, ladders, structural steel, tanks, bins, chutes, metal shearing, forming, punching, rolling, laser cutting, high def plasma cutting, decorative iron works and other metal fabrication to existing and future customers".

ADDITIONAL INFORMATION: Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at <http://www.nws.usace.army.mil/> and under the heading Open Public Comment Periods select Regulatory Public Notices. Recently issued public notices are listed in chronological order of the date of issuance; Select and view the listing for this project.

The wetland boundaries shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines the boundaries of the wetland/waters are substantially inaccurate, a new public notice may be published.

MITIGATION: To mitigate direct and indirect wetland impacts, the applicant has proposed purchasing wetland bank credits, avoidance and preservation of a 0.31-acre (13,682.82 SF) portion of Wetland A, and enhancement of this portion through 6,700 additional *Carex densa* plantings.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat.

A preliminary determination indicates that the activity will not affect endangered or threatened species, or their critical habitat. Consultation under Section 7 of the ESA is not required.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The Corps has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural

and Archaeological Records Data and other sources of information. A historic properties investigation has been conducted within the permit area. No historic properties determined eligible for or listed on the National Register of Historic Places were found to exist within the permit area. The Corps invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Nations in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

WATER QUALITY CERTIFICATION: Section 401 of the Clean Water Act requires applicants proposing any activity that may result in a discharge into waters of the U.S. to provide the Corps with a certification from the jurisdiction in which the discharge originates that the discharge will comply with applicable water quality requirements. The Washington State Department of Ecology (Ecology) is the certifying authority for this activity. The Corps cannot make a final permit decision until Ecology determines the activity would not result in a discharge, grants certification (with or without conditions), waives certification, or fails to act within the reasonable period of time. Conditions may be added to the Corps permit if Ecology determines they are necessary to ensure compliance with the applicable water quality standards.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on

endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether authorizing the work would not be contrary to the public interest. To be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to Joshua.r.taylor@usace.army.mil. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commenter's name, address, and phone number. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

You may also now submit project specific comments to the Corps through the new Regulatory Request System (RRS) through this link: <https://rrs.usace.army.mil/rrs>; Click Public Notices and filter to Washington State to see all current Seattle District Public Notices, including this notice. You may submit your comments directly through this portal.

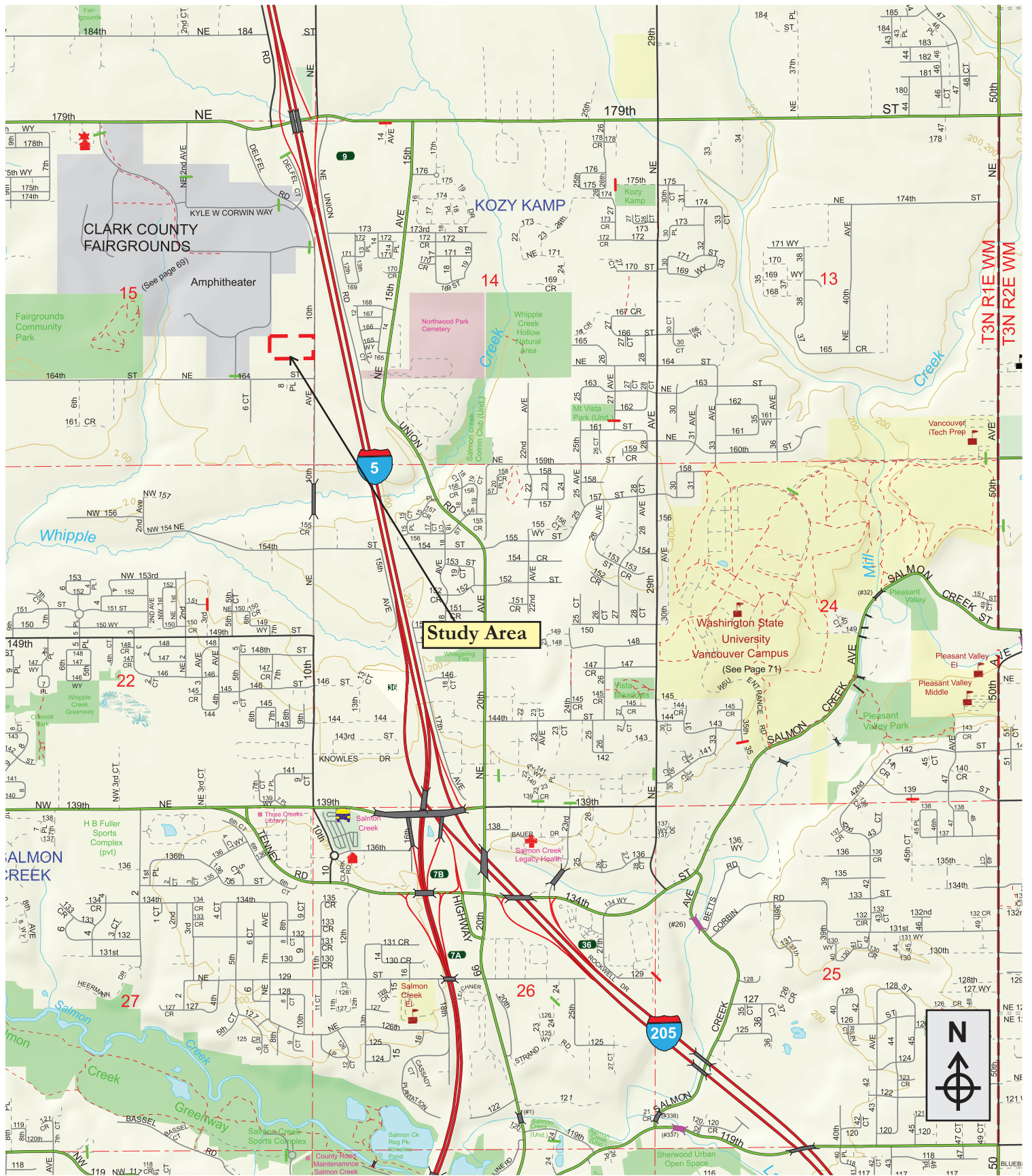
Conventional mail comments should be sent to:

U.S. Army Corps of Engineers, Regulatory Division
Attention: Joshua Taylor,
4735 E. Marginal Way S, Building 1202
Seattle, Washington, 98134-2388.
Telephone: (360) 318-3724

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments:

RJ Holdings Group, LLC, NWS-2023-321

Encl: Figures (13 PAGES)



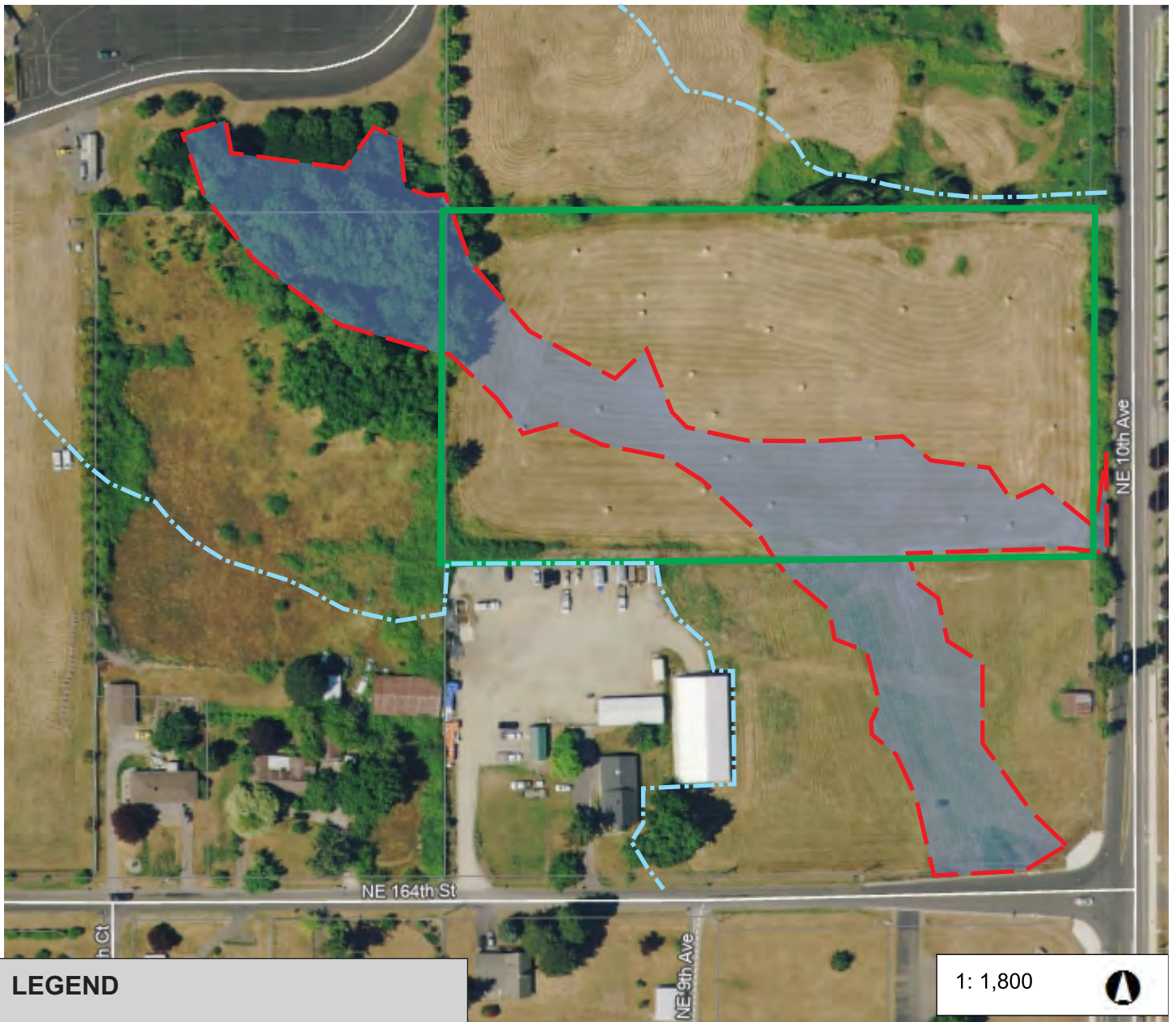
USACE REF#: NWS-2023-321
APPLICANT:
 Attn: John Gaynor
 RJ Holdings Group, LLC
 5748 Columbia Blvd.
 Portland, OR 97218
PURPOSE: Final Wetland Mitigation Plan

Project Location Map
Swan Island Sheet Metal
Ridgefield, Washington



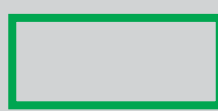
Natural Resources Environmental Services, LLC
Wetlands/Habitat/Wildlife

P.O. Box 638, Ridgefield, WA 98642 - (360) 608-7881

PROPOSED ACTIVITIES IN:
 Whipple Creek Watershed
LAT/LONG: 45.7418007/-122.66295840
LEGAL: SE¼, S15, T03N, R01E, W. M.
NEAR: Ridgefield, Washington
COUNTY: Clark County
DATE: December 5, 2025



LEGEND

-  **Wetland A Category I**
1.2 ac. (52,233 sq.ft.) Onsite
-  **250' Buffer**
-  **Project Boundary**

1: 1,800



N
↑
⊕
↓

Approximate Scale
1" = 150'

USACE REF#: NWS-2023-321
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 RJ Holdings Group, LLC
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 Portland, OR 97218
PURPOSE: Final Wetland Mitigation Plan

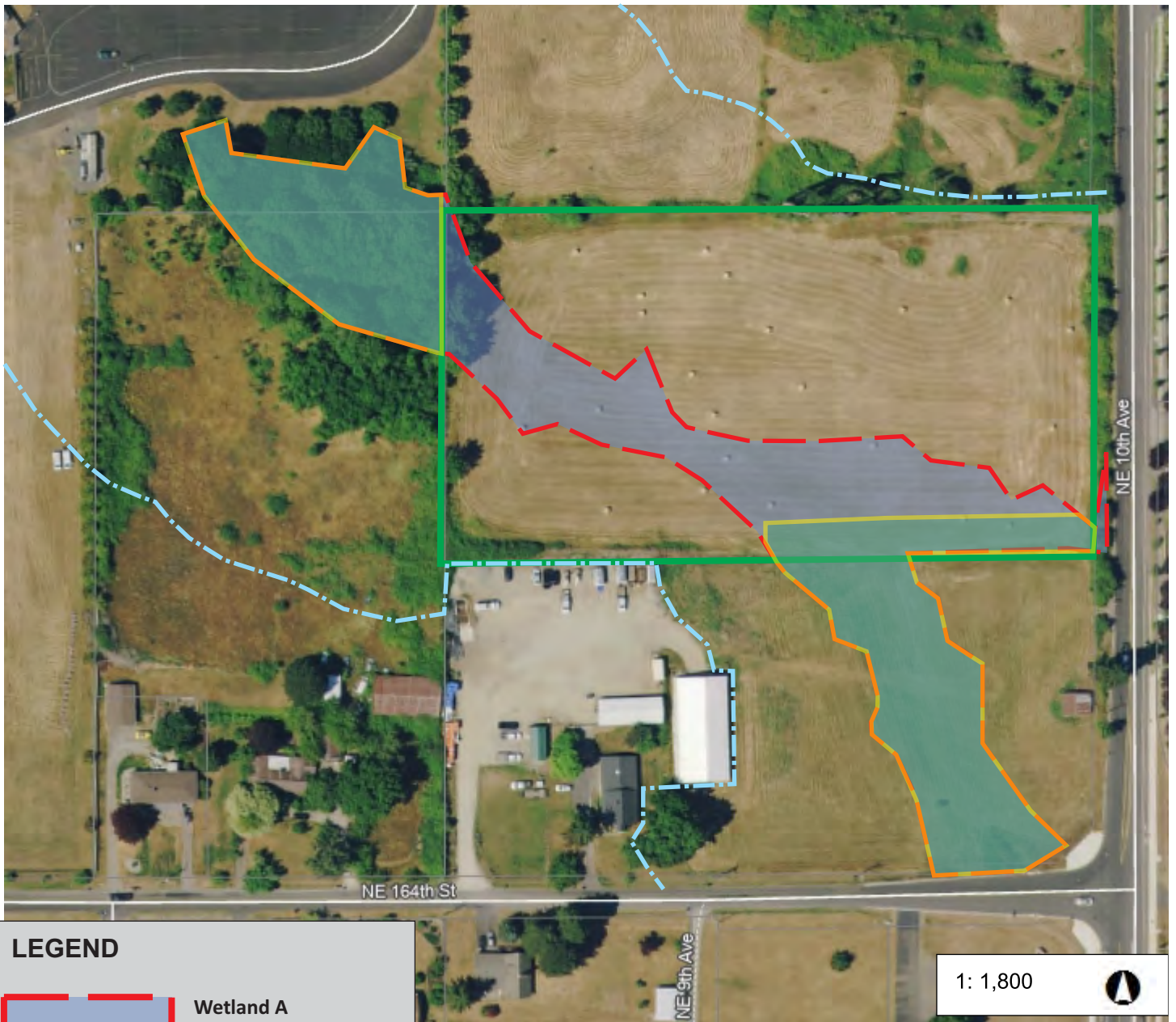
Delineated Wetland Boundary & Buffer
Swan Island Sheet Metal
Ridgefield, Washington

Natural Resources Environmental Services, LLC
Wetlands/Habitat/Wildlife



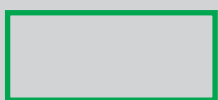

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Figure 4 of 15



LEGEND

-  **Wetland A
On & Off-Site**
-  **Indirect Wetland
Impact Areas On &
Offsite = 54,205.87 sq.ft
(1.24 ac.)**
-  **Project Boundary**
-  **250' Wetland Buffer**

1: 1,800 

N

*Approximate Scale
1" = 150'*

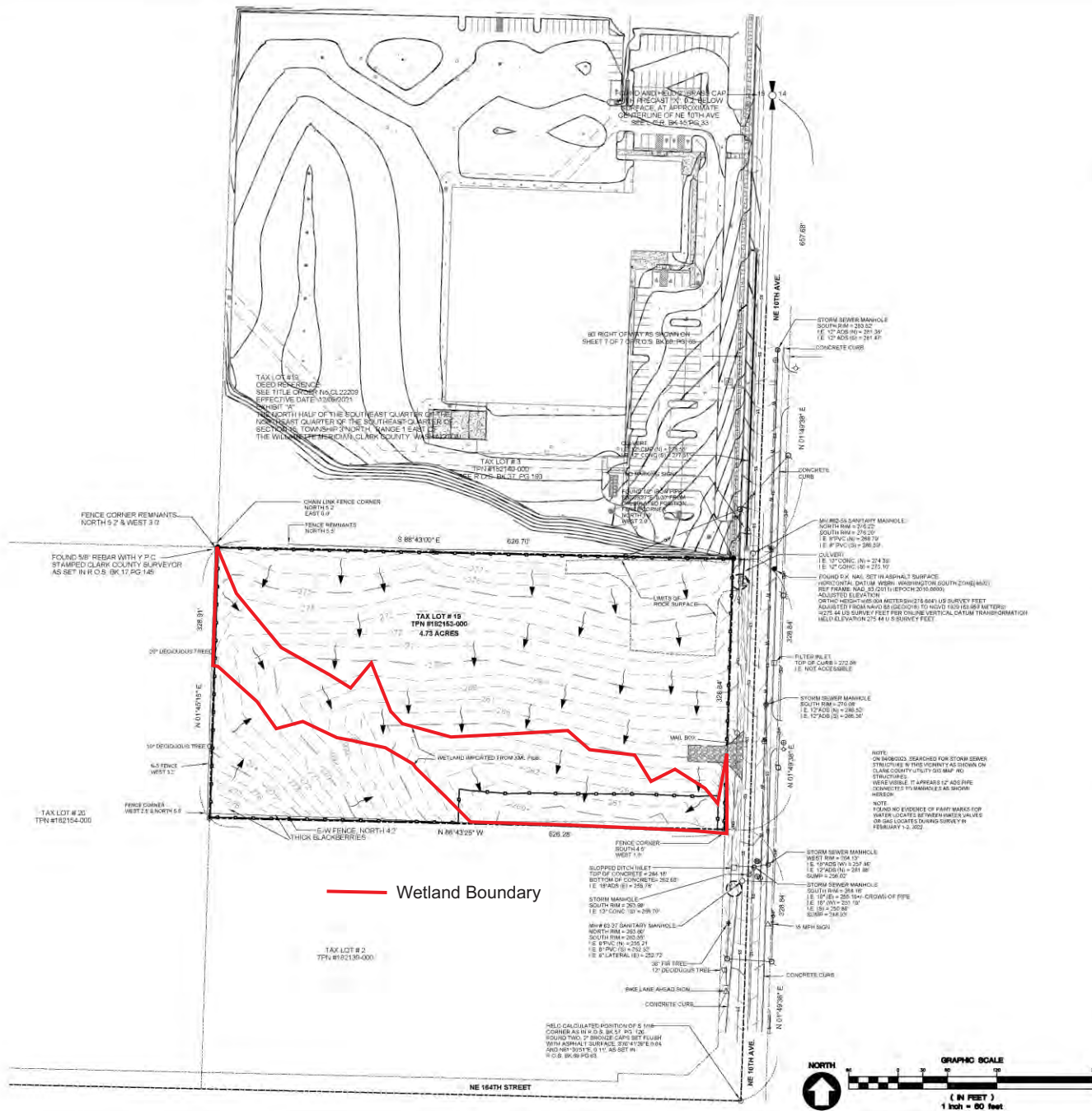
USACE REF#: NWS-2023-321
APPLICANT:
 Attn: John Gaynor
 RJ Holdings Group, LLC
 5748 Columbia Blvd.
 Portland, OR 97218
PURPOSE: Final Wetland Mitigation Plan

**Indirect Wetland Impact Area
 Swan Island Sheet Metal
 Ridgefield, Washington**

*Natural Resources Environmental Services, LLC
 Wetlands/Habitat/Wildlife*

P.O. Box 638, Ridgefield, WA 98642 - (360) 608-7881

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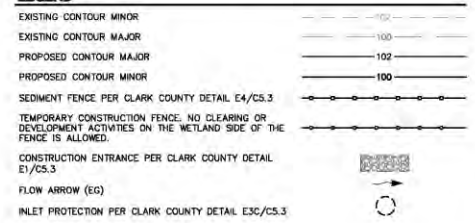
GRADING & UTILITY EROSION & SEDIMENT CONSTRUCTION NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - B. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED ERODIBLE OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PER CLARK COUNTY DETAIL E1/C5.3 AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE EMISSIONS OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50% FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN OFF INTO THE STORM WATER SYSTEM.
- USE BMP'S SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
- EROSION CONTROL EMERGENCY CONTACT: XXX XXXX, XXXX-XXX-XXXX, XXXX@XXXX.COM

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

- ALL BASIC ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

LEGEND



WIDEN ENGINEERING, LLC
 Consulting, Planning, & Project Management
 2000 Blue Bell Blvd., Blue Bell, PA 19380
 (610) 261-1300 | www.widengr.com

NO.	REVISION / SUBMISSION	DATE
1	ISSUE FOR PERMIT / PLAN CHECK RESPONSE #	8/13/2024

PROJECT TITLE: SWAN ISLAND SHEET METAL
 DRAWING TITLE: EROSION CONTROL PLAN
 DATE: 8/18/2025
 DRAWING No.: C6.0

USACE REF#: NWS-2023-321
 APPLICANT: RJ Holdings Group, LLC
 Attn: John Gaynor
 Project: Swan Island Sheet Metal

Location: Ridgefield, WA
 Sheet 8 of 11
 Date: 2025/12/05

NE 10TH AVE

LEGEND

WETLAND CATEGORY I
DIRECT IMPACT ONSITE
38,600.75 SQ.FT. (0.89 AC)
(THIS INCLUDES ALL DIRECT
WETLAND IMPACTS SUCH AS
CHAINLINK FENCE
INSTALLATION, ACCESS
ROAD, BUILDING AREA,
PAVED AREAS FOR PARKING,
AND OTHER SITE
INFRASTRUCTURE)



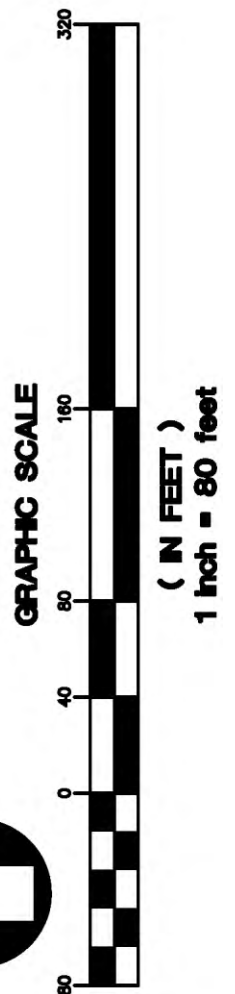
WETLAND A CATEGORY I
UN-IMPACTED AREA ONSITE
13,632.82 SQ.FT. (0.31 AC)



DELINEATED WETLAND
52,233.60 SQ.FT. (1.2 AC)



PROPOSED
BUILDING



USACE REF#: NWS-2023-321
APPLICANT:
 Attn: John Gaynor
 RJ Holdings Group, LLC
 5748 Columbia Blvd.
 Portland, OR 97218
PURPOSE: JARPA Graphics

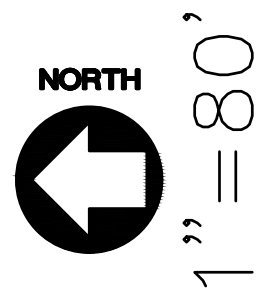
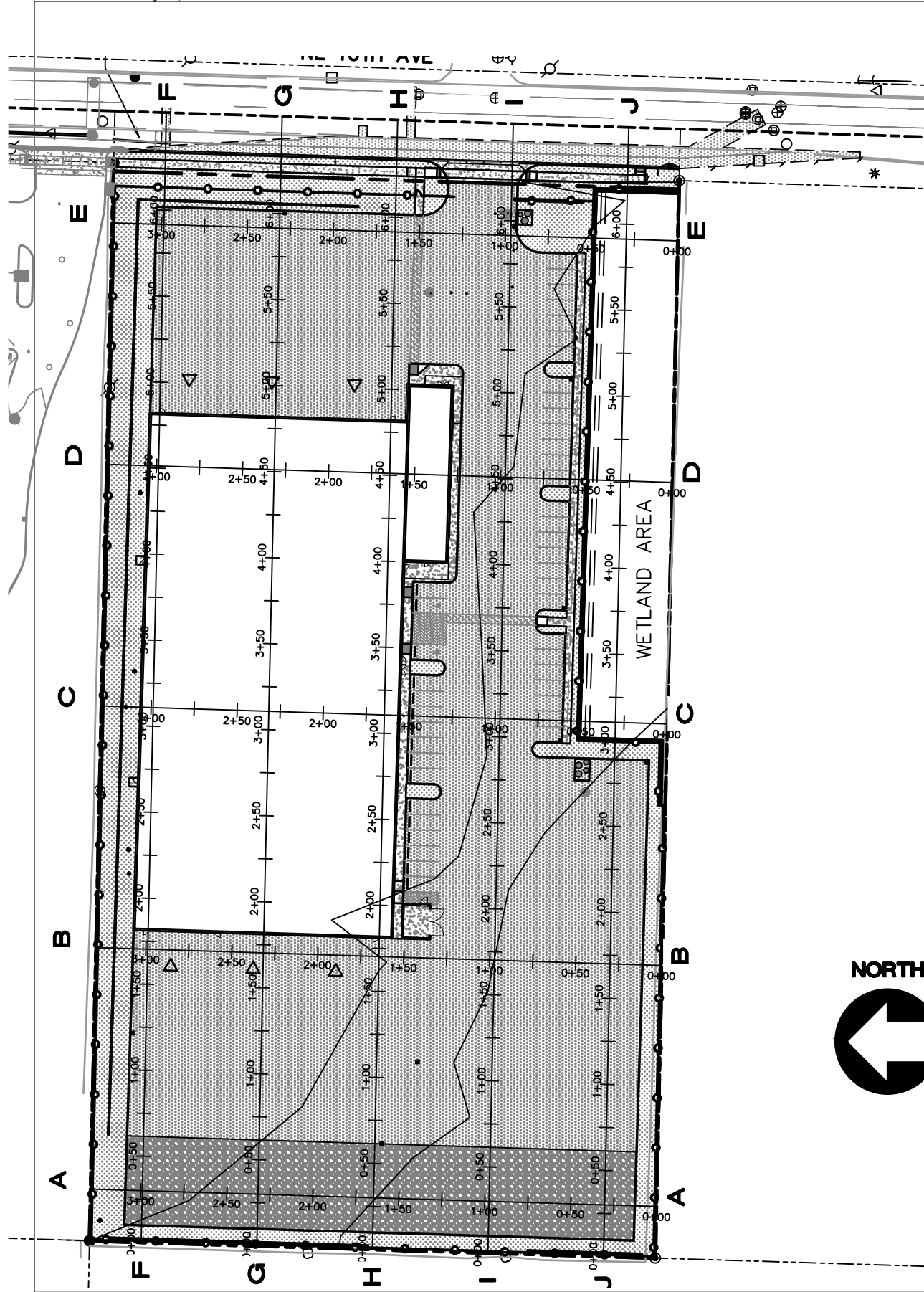
Proposed Direct Wetland Impact Area
Swan Island Sheet Metal
Ridgefield, Washington

Natural Resources Environmental Services, LLC
 Wetlands/Habitat/Wildlife

P.O. Box 638, Ridgefield, WA 98642 - (360) 608-7881

PROPOSED ACTIVITIES IN:
 Whipple Creek Watershed
LAT/LONG: 45.7418007/-122.66295840
LEGAL: SE¼, S15, T03N, R01E, W. M.
NEAR: Ridgefield, Washington
COUNTY: Clark County
DATE: December 5, 2025

Figure 3



USACE REF#: NWS-2023-321
 APPLICANT:
 Attn: John Gaynor
 RJ Holdings Group, LLC
 5748 Columbia Blvd.
 Portland, OR 97218
 PURPOSE: Cross-Sections

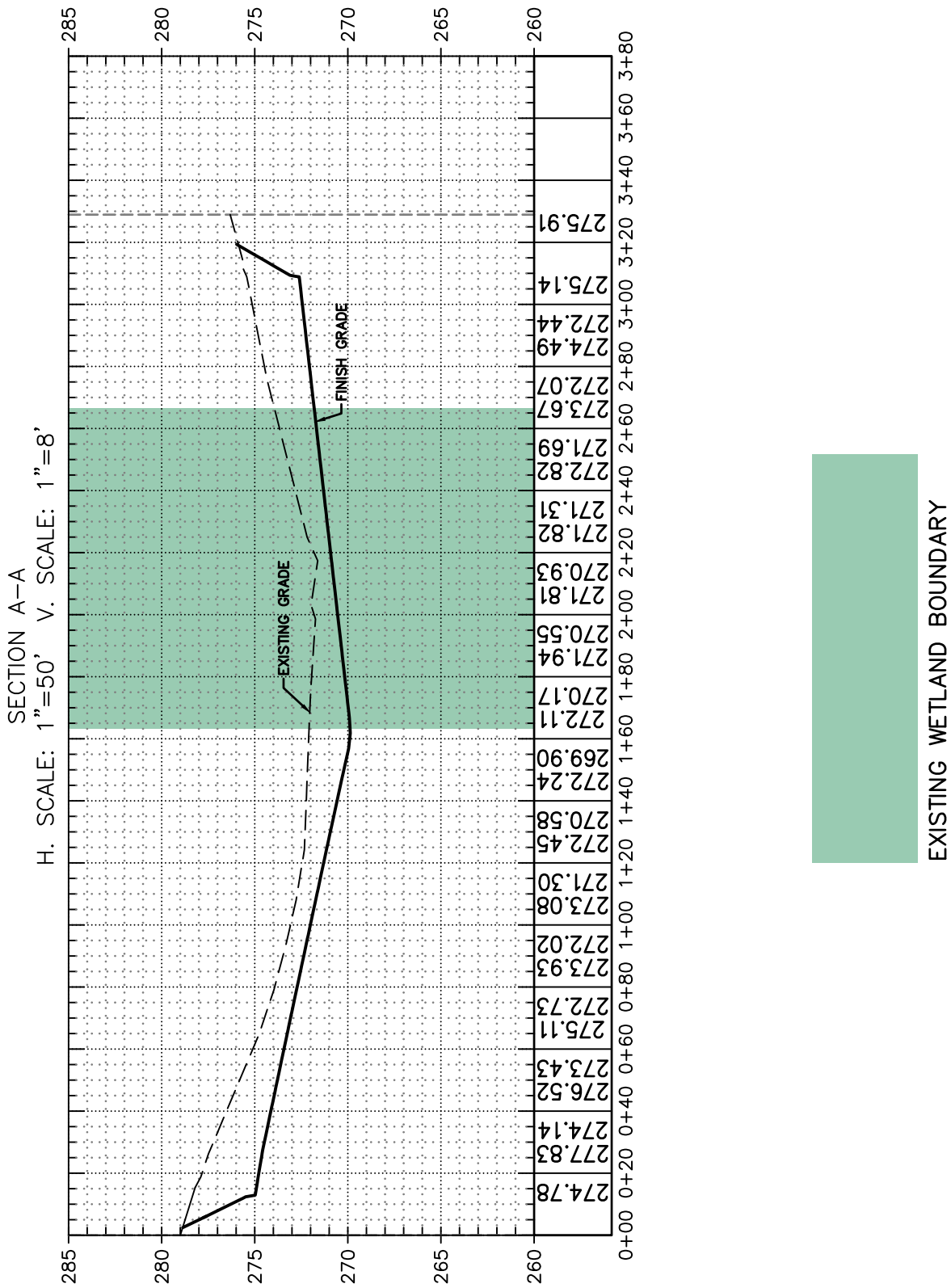
Cross-Section Details
Swan Island Sheet Metal
Ridgefield, Washington

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Wetlands/Habitat/Wildlife

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Sheet 1 of 12



EXISTING WETLAND BOUNDARY

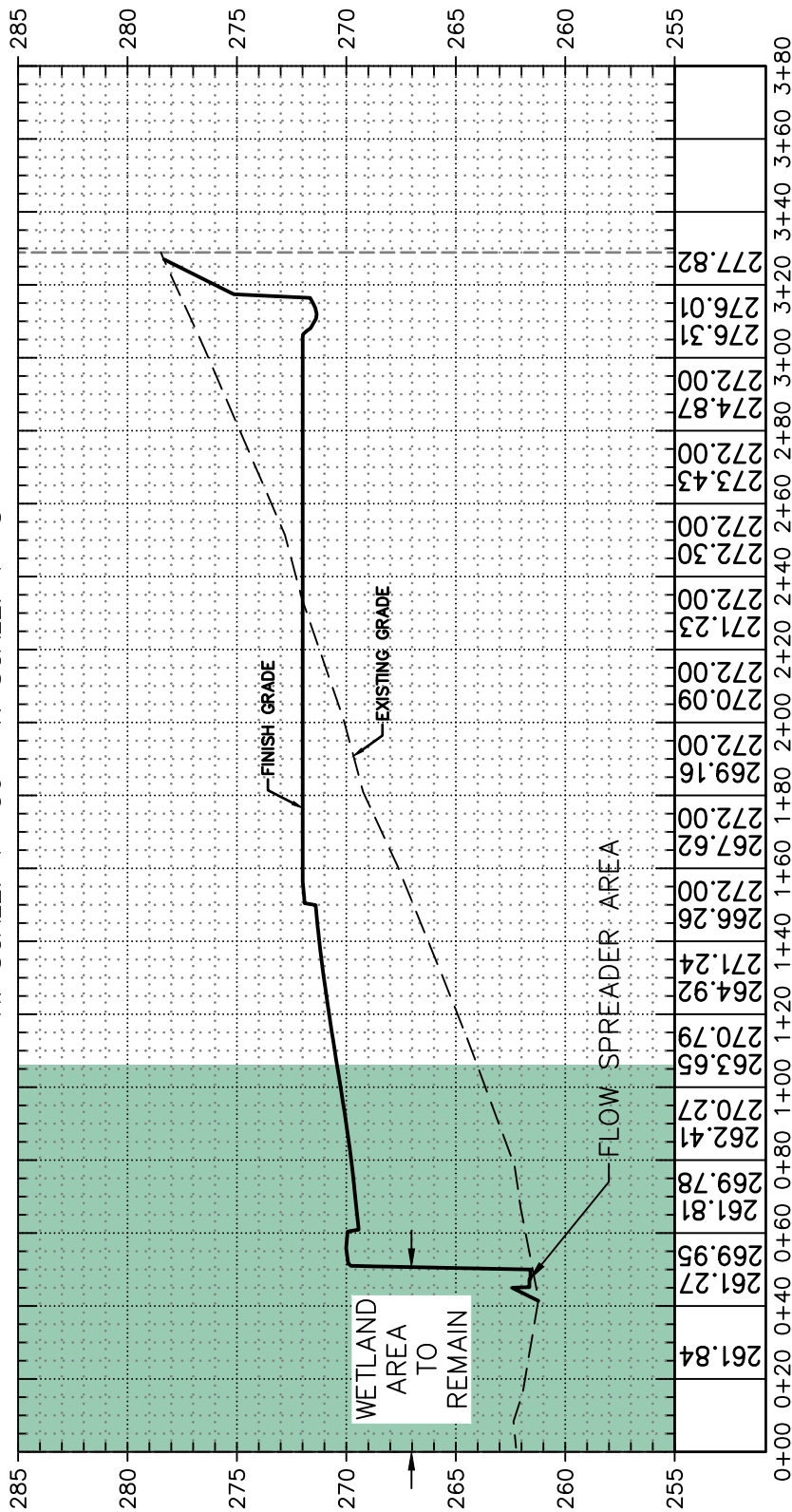
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APPLICANT:
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 Portland, OR 97218
PURPOSE: Cross-Sections

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SECTION C-C
 H. SCALE: 1"=50' V. SCALE: 1"=8'



EXISTING WETLAND BOUNDARY

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 Portland, OR 97218
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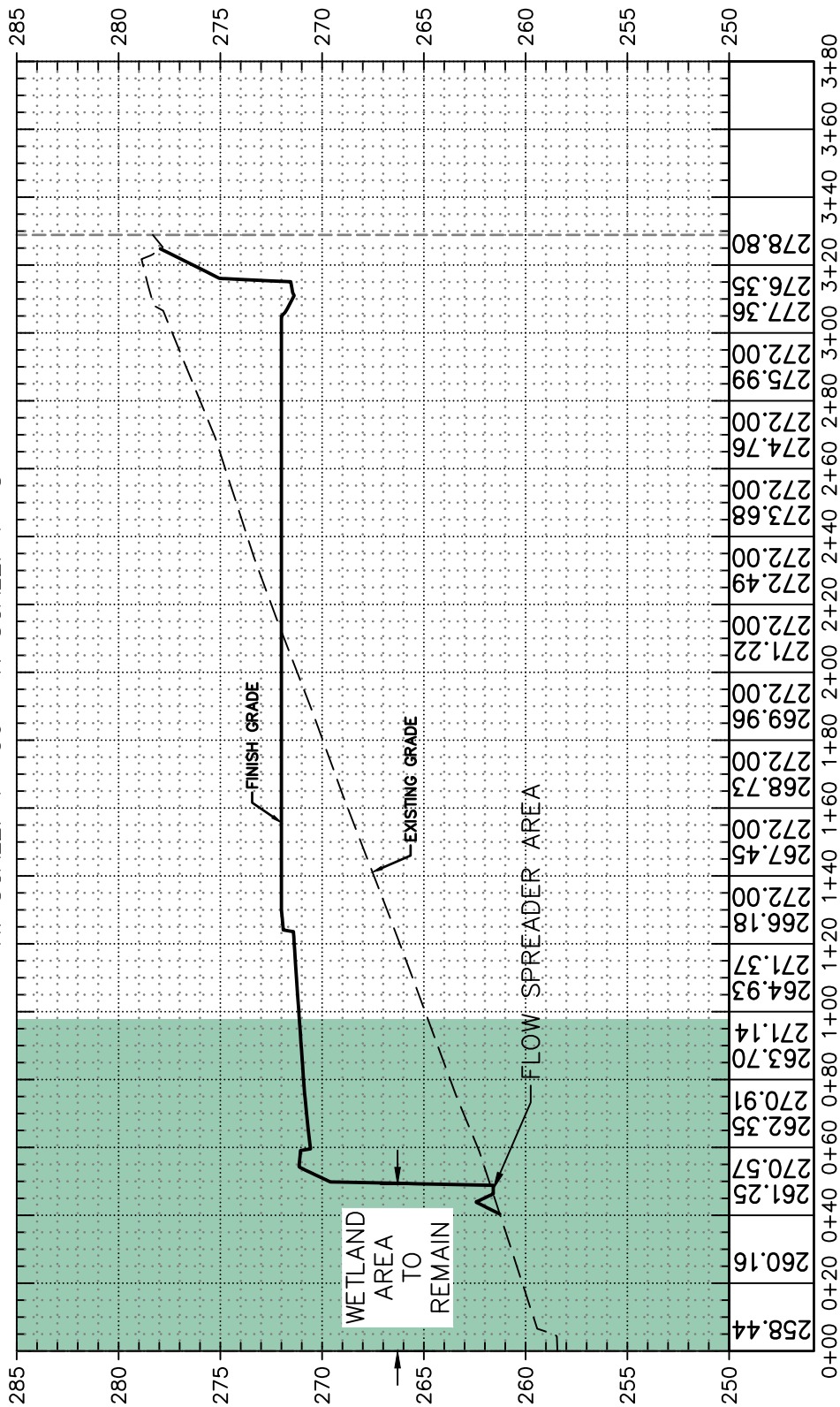
Cross-Section C-C
Swan Island Sheet Metal
Ridgefield, Washington

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SECTION D-D
H. SCALE: 1"=50' V. SCALE: 1"=8'



EXISTING WETLAND BOUNDARY

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 Portland, OR 97218
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Cross-Section D-D
Swan Island Sheet Metal
Ridgefield, Washington

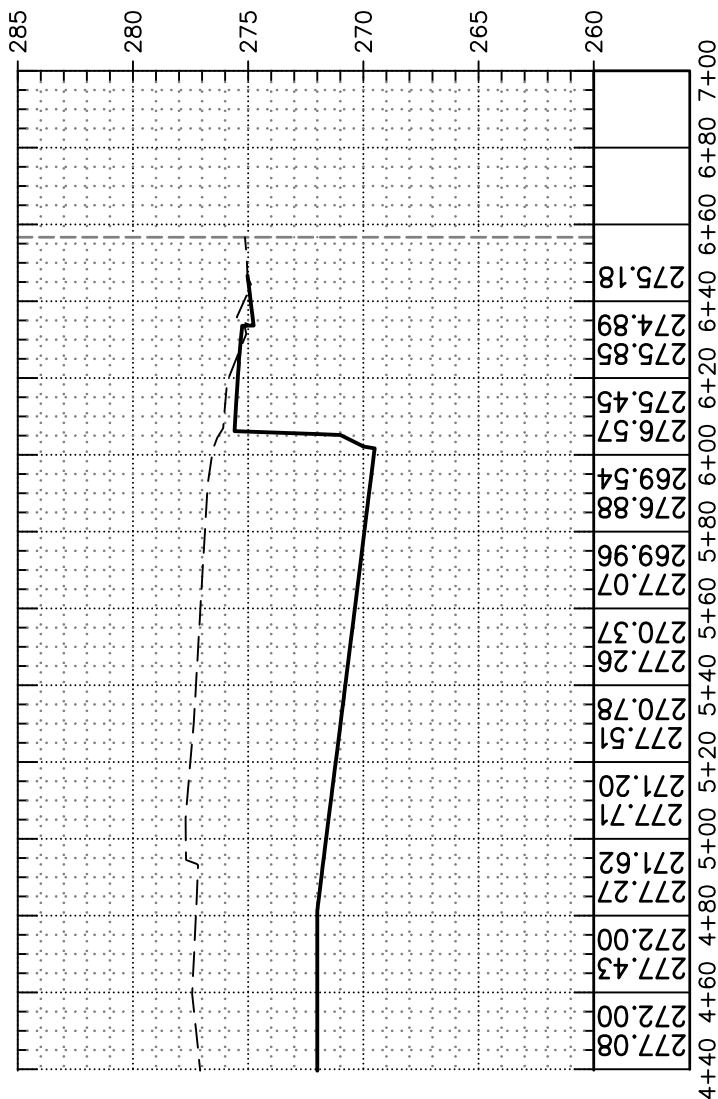
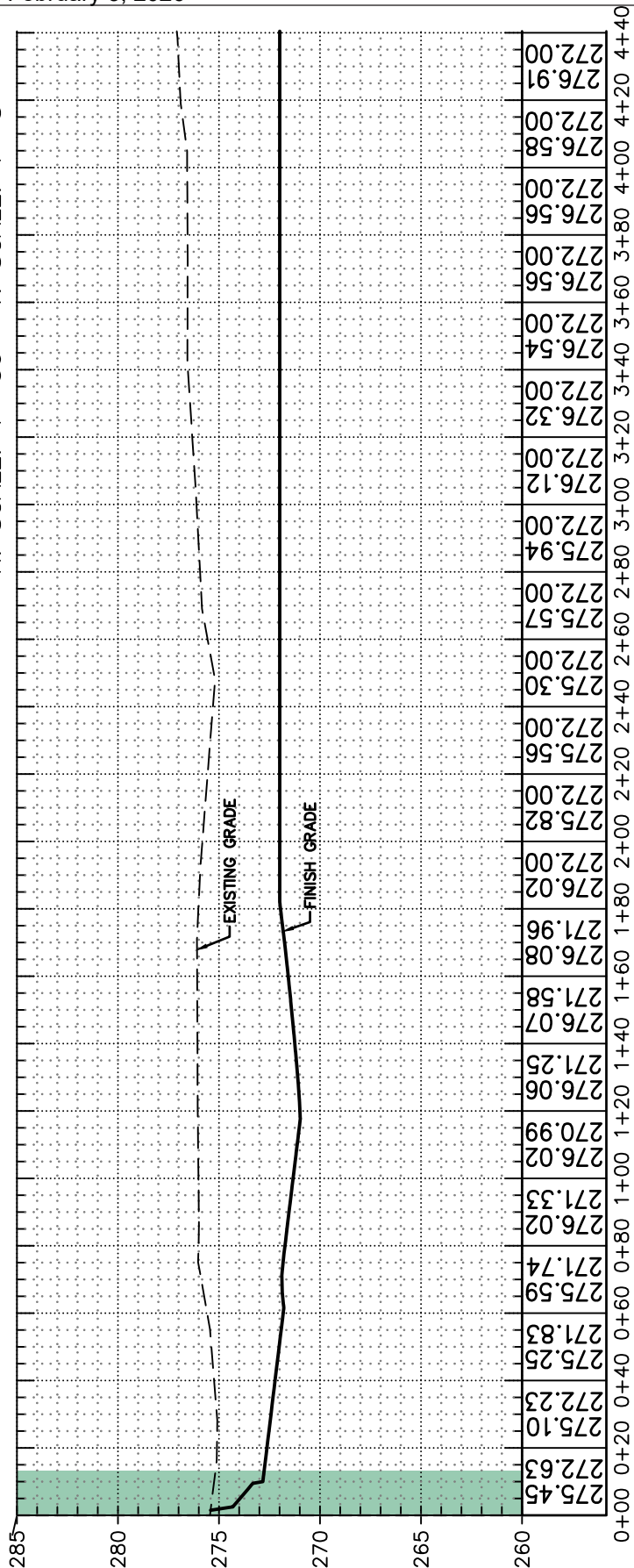
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SECTION F-F

H. SCALE: 1"=50' V. SCALE: 1"=8'



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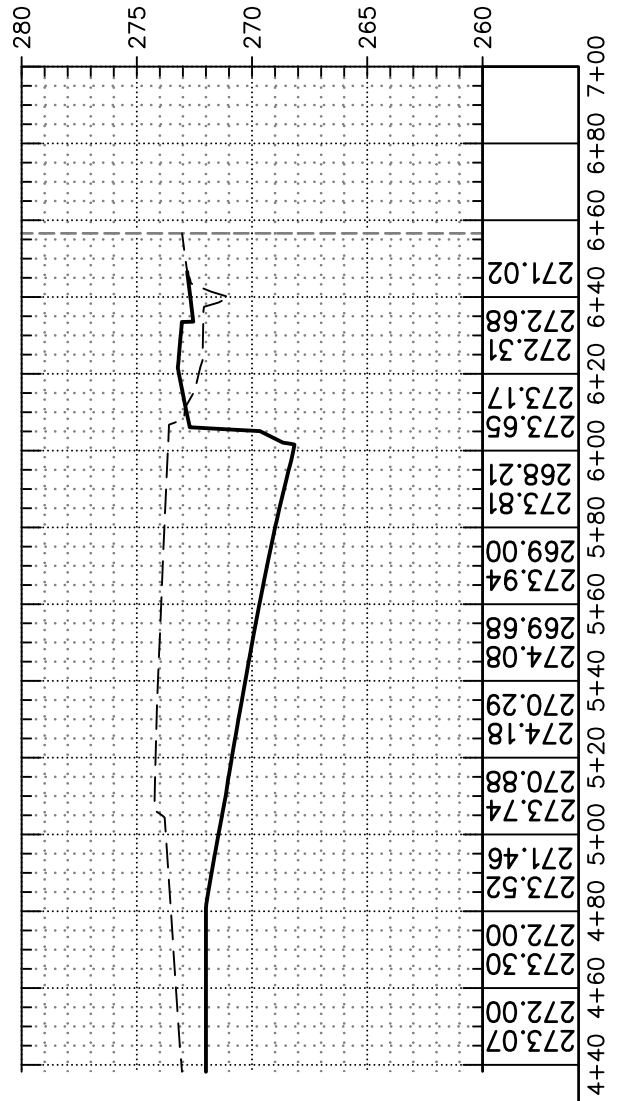
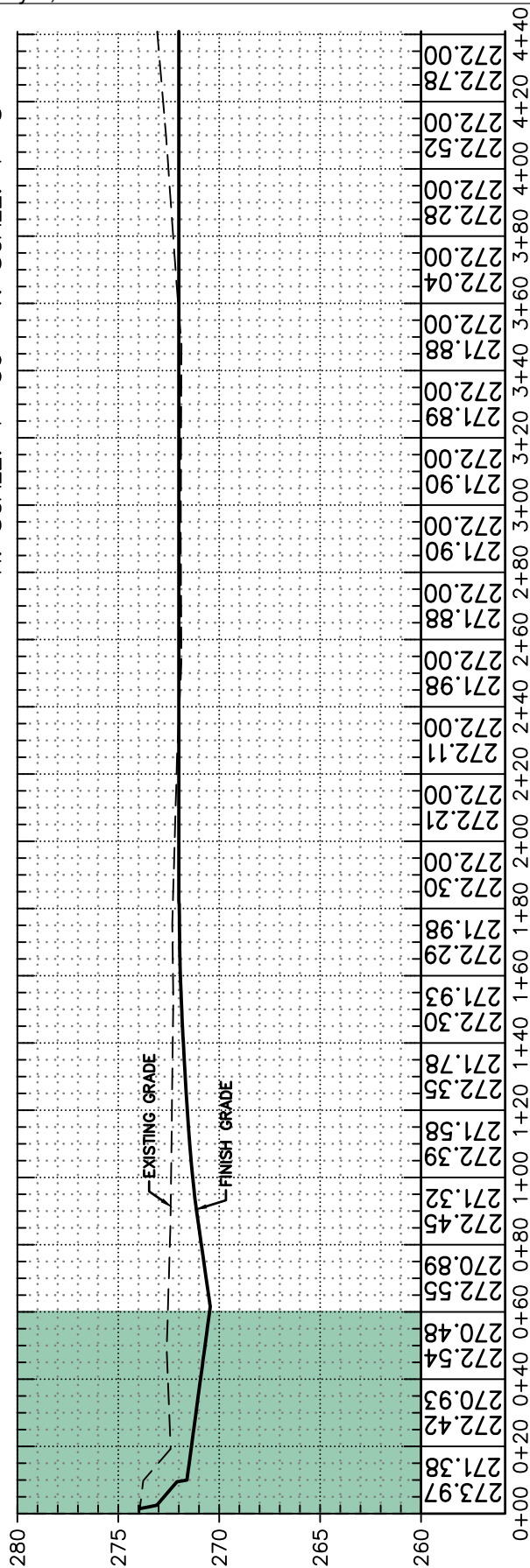
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SECTION G-G
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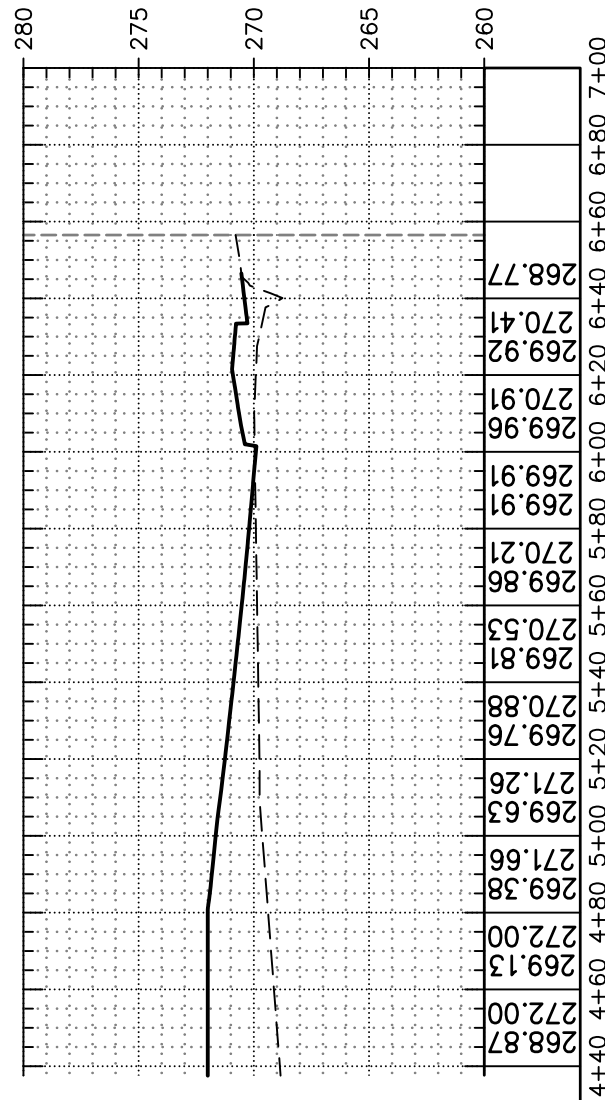
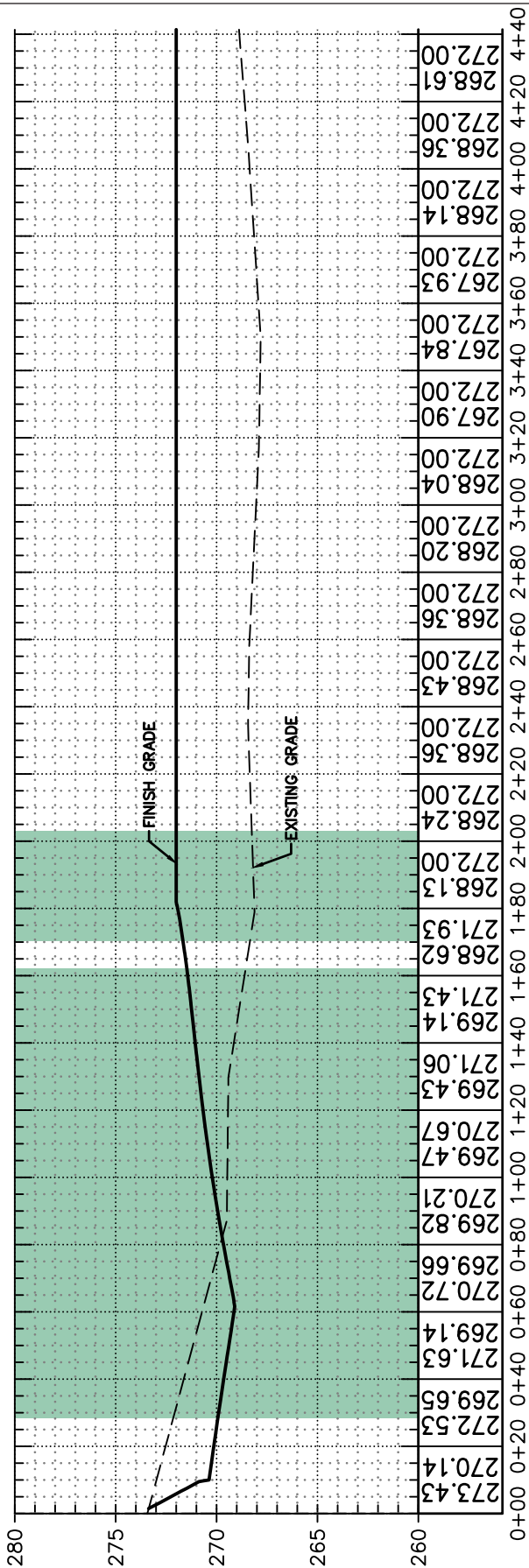
Cross-Section G-G
Swan Island Sheet Metal
Ridgefield, Washington

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 Portland, OR 97218
PURPOSE: Cross-Sections

Cross-Section H-H
Swan Island Sheet Metal
Ridgefield, Washington

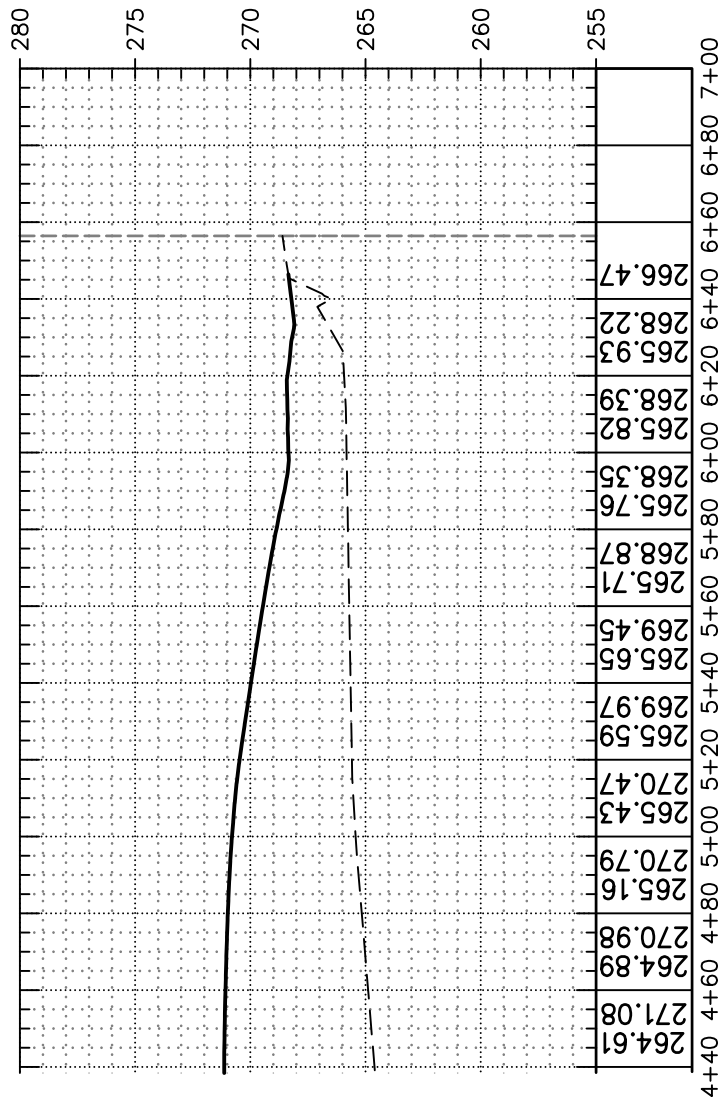
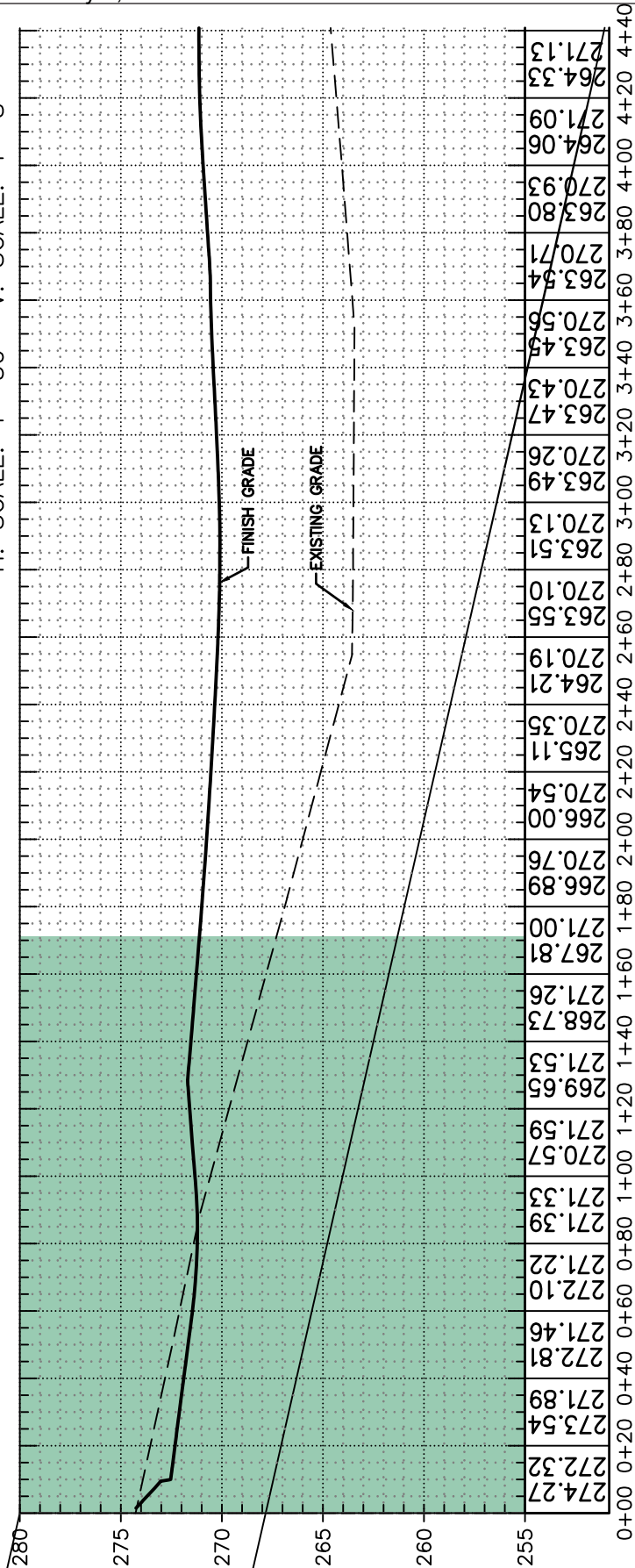
Natural Resources Environmental Services, LLC
 Wetlands/Habitat/Wildlife

P.O. Box 638, Ridgefield, WA 98642 - (360) 608-7881

PROPOSED ACTIVITIES IN:
 Whipple Creek Watershed
LAT/LONG: 45.7418007/-122.66295840
LEGAL: SE¼, S15, T03N, R01E, W. M.
NEAR: Ridgefield, Washington
COUNTY: Clark County
DATE: December 5, 2025

SECTION I-I

H. SCALE: 1"=50' V. SCALE: 1"=8'



EXISTING WETLAND BOUNDARY

USACE REF#: NWS-2023-321
APPLICANT:
 Attn: John Gaynor
 RJ Holdings Group, LLC
 5748 Columbia Blvd.
 Portland, OR 97218
PURPOSE: Cross-Sections

Natural Resources Environmental Services, LLC
 Wetlands/Habitat/Wildlife

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