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## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3557 | Fax: (360) 887-0861 | [www.ci.ridgefield.wa.us](http://www.ci.ridgefield.wa.us)

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### NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) REVIEW

Vancouver Clinic Basic Site Plan

File No. PLZ-18-0012

File Name: Vancouver Clinic

File Number: PLZ-18-0012

Date Published: March 21, 2018

Today's Date: March 21, 2018

Attached is an environmental **Determination of Non-significance (DNS)** and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency, the City of Ridgefield, as required by WAC 197-11. You may comment on this determination within twenty-one (21) days of the DNS publication date of March 21, 2018. The lead agency will not act on the SEPA DNS until the close of the 21-day **comment period which ends at 5:00 PM on April 11, 2018**.

Please address any correspondence to: Ridgefield Community Development Dept.

RE: SEPA - PLZ-18-0012

P.O. Box 608

Ridgefield, WA 98642

**DISTRIBUTION:**

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WA Department of Commerce, SEPA Review

WA Department of Ecology, SEPA/GMA Coordinator

WA Department of Natural Resources - Olympia

WA Department of Natural Resources - Castle Rock

WA DOT, SW Region, SEPA Review

WA Office of Archaeology & Historic Preservation

C-Tran - Environmental Review

Clark County Dept. of Community Development

Clark County Environmental Public Health

Clark County Public Works  
Clark County Public Utilities – SEPA Coordinator  
Clark County Fire & Rescue  
Lower Columbia Fish Recovery Board  
Port of Ridgefield  
Ridgefield Junction Association  
Ridgefield Police Department  
Ridgefield Public Library  
Ridgefield School District # 122 – SEPA Review  
Cowlitz Tribe – SEPA Review  
Yakima Tribe – SEPA Review  
Chinook Tribe – SEPA Review  
The Reflector  
Comcast – SEPA Review  
Grey & Osborne – SEPA Review  
NW Natural Gas – SEPA Review  
Qwest Communications – SEPA Review



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### NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) REVIEW

Vancouver Clinic Basic Site Plan

File No. PLZ-18-0012

**Date:** March 21, 2018

**Proponent:** Erin Toman, MacKay Sposito

**Description of Proposal:** The proposal is to construct a 15,405-sf single-story medical clinic building, with associated infrastructure improvements, on a 2.48-acre parcel in the Commercial Regional Business (CRB) zone.

**Location:** 5515 Pioneer St / Ridgefield, WA 98642, Lot 1 SP3-384, Assessor's #214070000, 2.48 acres

**Project Proponent & Contact Persons:**

Applicant/Property Owner: The Vancouver Clinic Building LLC (Dr. Marcia Sparling)

Applicant's Representative: Erin Toman, MacKay Sposito, 1325 Tech Center Dr, Suite 140 / Vancouver, WA 98683. Contact: 360.823.1335, [etoman@mackaysposito.com](mailto:etoman@mackaysposito.com)

**Lead Agency:** The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment as a result of compliance with adopted City standards, including compliance with grading and erosion control standards, light trespass standards, critical areas standards to protect and mitigate impacts to wetlands, and engineering standards to address stormwater management. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist, the proposed plan document, and other information on file with the lead agency. Information is available to the public on request at Ridgefield City Hall during normal business hours.

This DNS is issued under WAC 197-11. The lead agency shall not act on this DNS for a minimum of 21 days from the date of issuance. Comments on the DNS must be submitted to the responsible official c/o the Ridgefield City Clerk by **5:00 PM on Wednesday, April 11, 2018.**

**Responsible official:** Jeff Niten  
**Position/title:** Community Development Director **Phone:** (360) 857-5013  
**Address:** P.O. Box 608, 230 Pioneer St  
Ridgefield, WA 98642  
[jeff.niten@ci.ridgefield.wa.us](mailto:jeff.niten@ci.ridgefield.wa.us)

**Signature:**

Jeff Niten, Community Development Director

**Issued:** March 21, 2017

**Appeal:** An appeal of the City's SEPA Threshold Determination must be submitted to the Community Development Department within fourteen (14) calendar days after the date issued. The appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with RDC 18.810.205 (Appeals) and any required fees pursuant to RDC 18.810.205.F shall be paid at time of appeal submittal.



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### NOTICE OF PENDING REVIEW

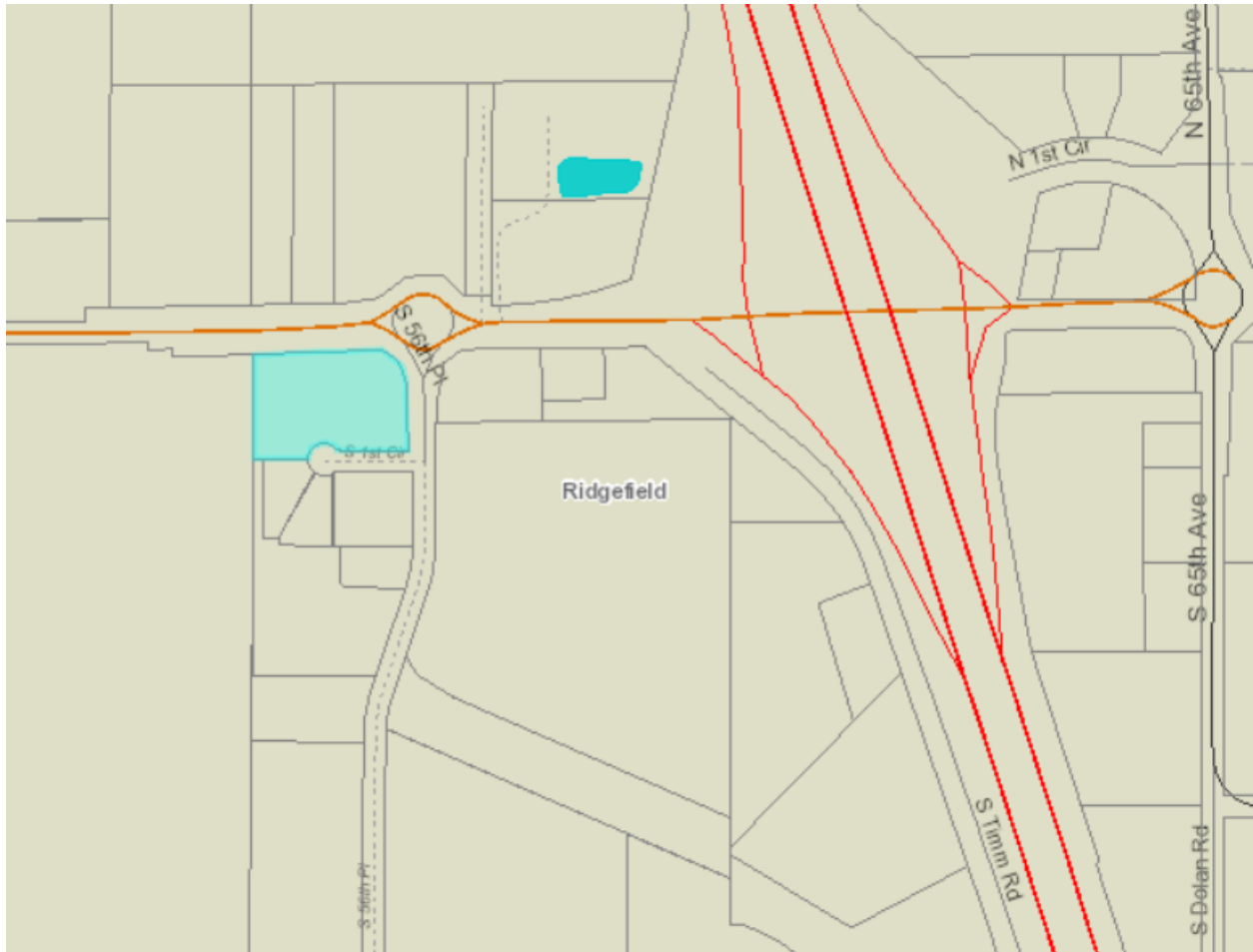
#### The Vancouver Clinic Site Plan Review

File No. PLZ-18-0012

<b>Date</b>	Application submitted: January 17, 2018 Application technically complete: March 13, 2018 Public notice issued: March 21, 2018
<b>Proposal</b>	The proposal is to construct a 15,405-sf single-story medical clinic building, with associated infrastructure improvements, on a 2.48-acre parcel in the Commercial Regional Business (CRB) zone.
<b>Location</b>	5515 Pioneer St / Ridgefield, WA 98642 Lot 1 SP3-384 Assessor's #214070000, 2.48 acres
<b>Applicant / Property Owner</b>	The Vancouver Clinic Building LLC (Dr. Marcia Sparling) 700 NE 87 <sup>th</sup> Ave / Vancouver, WA 98664 Do Not Contact
<b>Applicant's Representative</b>	Erin Toman, MacKay Sposito 1325 Tech Center Dr, Suite 140 / Vancouver, WA 98683 Contact: 360.823.1335, <a href="mailto:etoman@mackaysposito.com">etoman@mackaysposito.com</a>
<b>Zoning</b>	Commercial Regional Business (CRB)
<b>SEPA Determination</b>	DNS
<b>Review Type</b>	Type II Basic Site Plan Review, SEPA with Archaeological Predetermination
<b>Public Comment</b>	The review authority will consider written comments received by the City within twenty-one (21) days from the date of the notice, until <b>4:30 PM on April 11, 2018</b> . Please mail comments to: City of Ridgefield, attn. PLZ-18-0012 PO Box 608 / Ridgefield, WA 98642 Written comments may also be delivered to the Community Development Department, located at 301 N 3 <sup>rd</sup> Ave, Ridgefield.
<b>Availability of Materials</b>	The application materials are available for inspection on request at the Community Development Department, 301 N 3 <sup>rd</sup> Ave, Ridgefield, WA, during normal weekday business hours, Monday through Friday from 8:00 AM through 4:30 PM. Printed copies of the application materials are available at a reasonable cost.
<b>Staff Contact</b>	Claire Lust, Associate Planner Contact: <a href="mailto:claire.lust@ci.ridgefield.wa.us">claire.lust@ci.ridgefield.wa.us</a> , 360.887.3908

**PLEASE SUBMIT ANY COMMENTS BY 4:30 PM, April 11, 2018**

**PROJECT LOCATION**



# City of Ridgefield

## SEPA Environmental Checklist

### **Purpose of checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Use of checklist for non-project proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. Background

1. **Name of proposed project, if applicable:**  
The Vancouver Clinic - Ridgefield
2. **Name of applicant:**  
The Vancouver Clinic Building, LLC
3. **Address and phone number of applicant and Contact person:**  
Applicant:  
The Vancouver Clinic Building, LLC  
700 NE 87<sup>th</sup> Avenue  
Vancouver, WA 98664  
(360) 397-5532  
  
Applicant's Representative  
Day CPM  
Attn: Shawn Klinkner, Sr. Project Manager  
12745 SW Beaverton Rd., Suite #120  
Beaverton, Oregon 97005  
(503) 523-8658
4. **Date checklist prepared:** January 2018
5. **Agency requesting checklist:** City of Ridgefield
6. **Proposed timing or schedule (including phasing, if applicable):**  
Development will occur as soon as approval is granted, anticipated in late 2018.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**  
No further activities are currently planned for this site.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**  
Besides this SEPA Checklist, the following studies/reports have been prepared for the project:
  - Cultural Resources Report (prepared by Archaeological Investigations Northwest)
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**  
At this time there are no known pending applications for government approvals affecting this development site.
10. **List any government approvals or permits that will be needed for your proposal, if known.**  
Governmental approvals / permits from the City of Ridgefield necessary for this project are:
  - Preliminary Site Plan Review
  - Final Site Plan Review
  - Preliminary and Final civil engineering approval
  - Building permit approval



- SEPA threshold determination

Additionally, the applicant will need approval from the Washington State Department of Transportation (WSDOT) to construct the proposed driveway to Pioneer Street/SR-501.

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The applicant, The Vancouver Clinic Building, LLC, is proposing to construct a 15,405 square-foot, single-story medical clinic building on the property, along with associated parking (83 stalls) and infrastructure improvements. Access will be taken from Pioneer Street and S 56<sup>th</sup> Place. The parcel is approximately 2.48 acres and identified as parcel 214070-000.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Provide a legal description, site plan, vicinity map, and topographic map, if reasonable available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The site is located on parcel 214070-000, which has a street address of 5515 Pioneer Street in Ridgefield, WA. The parcel is within the SE quarter of Section 21, Township 4 North, Range 1 East of the Willamette Meridian.

## B. Environmental Elements

### 1. Earth

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other: Gentle slopes

The property slopes gently toward the southwest, with approximately 20 feet of fall from the northeast corner to the southwest corner.

- b. **What is the steepest slope on the site and the approximate percentage of the slope?**

According to GIS information, the steepest slope is approximately 40%, which is isolated along the west property line and is only a 5-foot elevation change. The vast majority of the site is 5% slope or less.

- c. **What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.**

According to GIS information, the property is underlain by Gee Silt Loam, 0 to 8% slopes (GeB) and Gee Silt Loam, 8 to 20% slopes (GeD).

The property is not considered to be prime farmland.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.**  
GIS information shows a tiny area near the northwest property corner that is considered a potentially unstable slope; the elevation change in that location, however, is only around 5 feet. Otherwise there are no indications of unstable soils on the parcel.
- e. **Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.**  
The site will be graded to create a level building pad, create positive drainage for the paved surfaces, and to create the rain garden stormwater facility. Approximately 10,000-12,000 cubic yards of grading will occur.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, please describe.**  
Yes, as with any project that involves earthwork or clearing, erosion could occur during construction, primarily via dust blowoff and silt transfer. However, appropriate erosion and sedimentation control measures meeting City of Ridgefield and Stormwater Manual for Western Washington standards will be implemented during all construction activities.
- g. **What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?**  
After completion, approximately 43% of the site will be covered with impervious surfaces, including the building, asphalt paving, and concrete paving.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth include:**  
Prior to any construction activities, erosion control plans prepared and signed by a licensed civil engineer shall be submitted to the City of Ridgefield for review and approval. Likely erosion control measures include silt fencing, a gravel construction entrance, and site watering if needed. Erosion control measures will be implemented prior to construction activities and will remain during the duration of construction.
- 

## 2. Air

- a. **What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.**  
During construction, emissions from construction vehicles and equipment will occur. After completion, emissions from visitor and employee motor vehicles will be generated at levels typical for a facility this size.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.**  
No off-site sources of emissions or odors that would negatively impact the completed Vancouver Clinic are known. Vehicle emissions from adjacent roads, especially Pioneer Street, will exist but are not expected to have a substantial impact.
- c. **Proposed measures to reduce or control emissions or other impacts to air:**  
Dust abatement measures will be employed as necessary during construction activities. Contractors will be required to ensure that all construction vehicles and equipment meet applicable City of Ridgefield, State, and Federal emissions standards.
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### 3. Water

#### a. Surface:

- 1) **Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.**

GIS information shows a small, unnamed stream located off-site to the west, approximately 200 feet away at its nearest point. The stream flows to the north and west and likely eventually drains into Gee Creek.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

Yes, construction activities may occur within 200 feet of the stream, but only at the extreme southwest property corner of the property.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. No fills nor dredges will occur within the stream.

- 4) **Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:**

No.

- 5) **Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.**

No, the site is not within the 100-year floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No, the project will not discharge waste materials to surface waters.

#### b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose; and approximate quantities.**

Ground water will not be withdrawn. Stormwater control will be provided by combined detention/wetpond facilities, and treated runoff will be released through control structures (at rates consistent with the requirements of the 2005 SWMMWW). Please refer to the Technical Information Report for quantity information.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.**

No waste materials will be discharged into the ground. The building will be connected to public sewer provided by Clark Regional Wastewater District.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.**

Sources of runoff will include the rooftop, parking lot, driveways, sidewalks, loading areas, and the associated paving for vehicle maneuvering.

Stormwater control will be provided by combined detention/wetpond facilities, and treated runoff will be released through control structures (at rates consistent with the requirements of the 2005 SWMMWW).

For more detailed information about proposed stormwater control measures, please refer to the Civil Engineering Plans and the Technical Information Report included with this application.

- 2) Could waste materials enter ground or surface waters? If so, please describe.**  
No. Standard erosion control measures, which will be in place during construction, will prevent waste materials from leaving the construction site.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

The proposed stormwater control measures will be designed to meet City standards and the state and federal requirements.

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## **4. Plants**

- a. Check or circle types of vegetation found on the site:**

- **Deciduous tree**: alder, maple, aspen, other:
- Evergreen tree: fir, cedar, pine, other
- **Shrubs**
- **Grass**
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: red fescue, toad rush, creeping spurge
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?**

All existing vegetation will be cleared in preparation for development.

- c. List threatened or endangered species on or near the site.**

No threatened or endangered vegetation species are mapped or observed on or near the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:**

New professional landscaping featuring native vegetation will be planted on site as part of this development, in compliance with City of Ridgefield standards.

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## 5. Animals

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**
- **Birds:** hawk, heron, eagle, songbirds, other;
  - **Mammals:** deer, bear, elk, beaver, other; rabbits, rodents
  - Fish: bass, salmon, trout, herring, shellfish, other.
- b. **List any threatened or endangered species known to be on or near the site.**  
No threatened or endangered species are mapped or observed on or near the site.
- c. **Is the site part of a migration route? If so, please explain.**  
The site is not known to be part of any specific migration route, although the entire region is part of the Pacific Flyway.
- d. **List proposed measures to preserve or enhance wildlife:**  
New landscaping and vegetative screening planted by the applicant will enhance wildlife that is adapted to the urban environment.

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## 6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**  
Electricity will be used for lighting and power needs. Natural gas may be utilized for building heating and/or other needs, depending on the applicant's needs and preferences.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.**  
No, this project will not affect the potential use of solar energy by adjacent properties.
- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:**  
Glass will be one of the primary exterior materials to maximize natural light inside the building. The project will meet the applicable standards of the Washington State Energy Code.

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## 7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.**  
No such hazards are anticipated. Some small, personal-sized oxygen tanks will be on-site, and standard cleaning chemicals will also be kept in the building.

- 1) **Describe special emergency services that might be required.**  
No special emergency services are anticipated.
- 2) **Proposed measures to reduce or control environmental health hazards, if any:**  
No measures are proposed.

**b. Noise**

- 1) **What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?**  
Noise from the nearby roadways and commercial businesses may affect the site, but such noise is not expected to be detrimental to the Clinic.
- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.**  
In the short-term, noise will be mainly from construction activities, vehicles, and equipment. The noise will be confined to daylight hours and will be regulated by the City of Ridgefield.  
  
Long-term noise associated with patient and employee vehicle traffic will be generated during working hours (typically 8:00 AM TO 5:00 PM).
- 3) **Proposed measures to reduce or control noise impacts:**  
As mentioned above, noise will occur during standard working hours. In both the short-term and long-term cases, all activities creating noise will be regulated by the City of Ridgefield per the standards of the RMC.

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## **8. Land and shoreline use**

- a. **What is the current use of the site and adjacent properties?**  
The property is currently vacant land. Adjacent property uses are as follows:  
  
West: A single-family residence / farmland on a large parcel  
South: Commercial businesses  
East: Commercial businesses  
North: Single-family residences (across Pioneer Street)
- b. **Has the site been used for agriculture? If so, please describe.**  
It is believed the property was used for agriculture in the past as part of a larger piece of farmland.
- c. **Describe any structures on the site.**  
The property is vacant.
- d. **Will any structures be demolished? If so, please describe.**  
No. The property is vacant.
- e. **What is the current zoning classification of the site?**  
Per Ridgefield's zoning map, the parcel is zoned Commercial Regional Business (CRB).

- f. **What is the current comprehensive plan designation of the site?**  
Per the Ridgefield Comprehensive Plan, the parcel's comp plan designation is General Commercial (GC).
- g. **What is the current shoreline master program designation of the site?**  
According to Clark County GIS, the property has no shoreline designation as it is not near a shoreline.
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.**  
No.
- i. **How many people would reside or work in the completed project?**  
It is anticipated that approximately 50 people will work in the completed project.
- j. **How many people would the completed project displace?**  
The site is vacant and unused. Therefore, no one will be displaced by this development.
- k. **Please list proposed measures to avoid or reduce displacement impacts:**  
No such measures are proposed, as there will be no displacement impacts.
- l. **List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:**  
Medical clinics are permitted outright in the CRB zone. The project will comply with all applicable provisions of the Ridgefield Development Code, Title 18.
- 

## 9. Housing

- a. **Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.**  
No housing units will be provided.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.**  
No existing housing units will be eliminated.
- c. **List proposed measures to reduce or control housing impacts:**  
No measures proposed, as this project will have no housing impacts.
- 

## 10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?**  
The tallest point of the building will be approximately 20 feet. The exterior building materials will be primarily glass, metal, and cementitious panels.
- b. **What views in the immediate vicinity would be altered or obstructed?**  
No significant views in the immediate vicinity will be altered or obstructed by this development.

- c. **Proposed measures to reduce or control aesthetic impacts:**  
New landscaping will be planted to soften the visual impact. The building will comply with the architectural requirements of the Ridgefield Municipal Code.
- 

## 11. Light and glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**  
The project will produce light from the building and parking lot lights and from vehicle headlights. These will be produced during the evening hours.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**  
No. The site is located within an area zoned for commercial and industrial uses.
- c. **What existing off-site sources of light or glare may affect your proposal?**  
Lights from the existing nearby businesses and adjacent street lights will be visible on the property but are not expected to be detrimental to the project.
- d. **Proposed measures to reduce or control light and glare impacts:**  
Lighting will comply with the Ridgefield Municipal Code. Lights will be directed and/or shielded to prevent light trespass onto other properties.
- 

## 12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
There are no recreational facilities within the immediate vicinity.
- b. **Would the project displace any existing recreational uses? If so, please describe.**  
No, this development will not displace any existing recreational uses.
- c. **Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:**  
None proposed as there will be no negative impacts to existing recreational opportunities.
- 

## 13. Historic and cultural preservation

- a. **Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.**  
There are no places or objects on or near the site listed on or proposed for listing on preservation registers.
- b. **Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**  
None are known to be on or near the site. A cultural resources report was prepared by Archaeological Investigations Northwest for this project that identified no archaeological resources.



- c. **Proposed measures to reduce or control impacts:**  
No protection measures are proposed, as this development will have no impacts to historic or cultural resources.
- 

## 14. Transportation

- a. **Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**  
The site has frontage on Pioneer Street, S 56<sup>th</sup> Place, and S 1<sup>st</sup> Circle. Access is proposed from Pioneer Street and 56<sup>th</sup> Place.
- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
No bus line directly serves this area.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**  
The completed project will have 83 parking spaces (including 10 ADA spaces). No existing spaces will be eliminated.
- d. **Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.**  
No new roads are proposed with this development. Landscaping will be planted along the Pioneer Street and 56<sup>th</sup> Place frontages, which are otherwise fully improved. Sidewalk and landscaping will be installed along the S 1<sup>st</sup> Circle frontage.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, please describe.**  
No, it will not.
- f. **How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.**  
- The Traffic Impact Analysis is pending -
- g. **Proposed measures to reduce or control transportation impacts:**  
Traffic impact fees will be paid as required. The applicant will obtain approval from WSDOT for the proposed driveway to Pioneer Street, which is also SR-501.
- 

## 15. Public Services

- a. **Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.**  
Yes, this development will result in an increased need for fire and police protection, which is typical for this type of development. No extraordinary impacts to public services are anticipated, however.

- b. **Proposed measures to reduce or control direct impacts on public services:**  
Property taxes and impact fees will be paid to help fund local services. No extraordinary impacts to public services are anticipated.
- 

## 16. Utilities

- a. **Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:**
- |                |                                    |
|----------------|------------------------------------|
| Electricity    | Clark Public Utilities             |
| Natural Gas    | Northwest Natural                  |
| Water          | City of Ridgefield                 |
| Refuse Service | Waste Connections                  |
| Telephone      | Applicant choice                   |
| Sanitary Sewer | Clark Regional Wastewater District |
-

### **C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. I swear under penalty of perjury that all information provided is true and correct.

Signature: \_\_\_\_\_

Date Submitted: \_\_\_\_\_