



COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) REVIEW

Discovery Ridge Basic Site Plan, Short Plat, Administrative Adjustment, CAR, SEPA

File No. PLZ-18-0042

Date: June 21, 2018

Proponent: Dean Maldonado, FDM Development, Inc.

Description of Proposal: The proposal is to short plat one parcel into five lots, to be developed with five commercial buildings totaling 72,353 square feet and associated infrastructure improvements. Additional parcel(s) will accommodate stormwater and be reserved for future development phases.

Location: No address. #108 and #17 S21 T4N R1E WM; Assessor's #214071000, 8.91 ac, and Assessor's #213968000, 5.84 ac

Project Proponent & Contact Persons:

Applicant: Dean Maldonado, FDM Development, Inc.
515 NW 253rd St / Ridgefield WA 98642

Contact: 360.719.0276, dean@fdmdevelopment.com

Applicant's Representative: Zachary Pyle, Maul Foster Alongi
400 East Mill Plain Blvd, Suite 400 / Vancouver, WA 98660

Contact: 360.433.0221, zpyle@maulfoster.com

Property Owner: Jerry Erwin, Manager, Discovery Ridge, LLC
P.O. Box 820528 / Vancouver, WA 98685

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 14 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 Thursday, July 5, 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

Signature:



Jeff Niten, Community Development Director

Issued: June 21, 2018

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

Discovery Ridge Site Plan Review, Short Plat, Administrative Adjustment, CAR, SEPA

File No. PLZ-18-0042

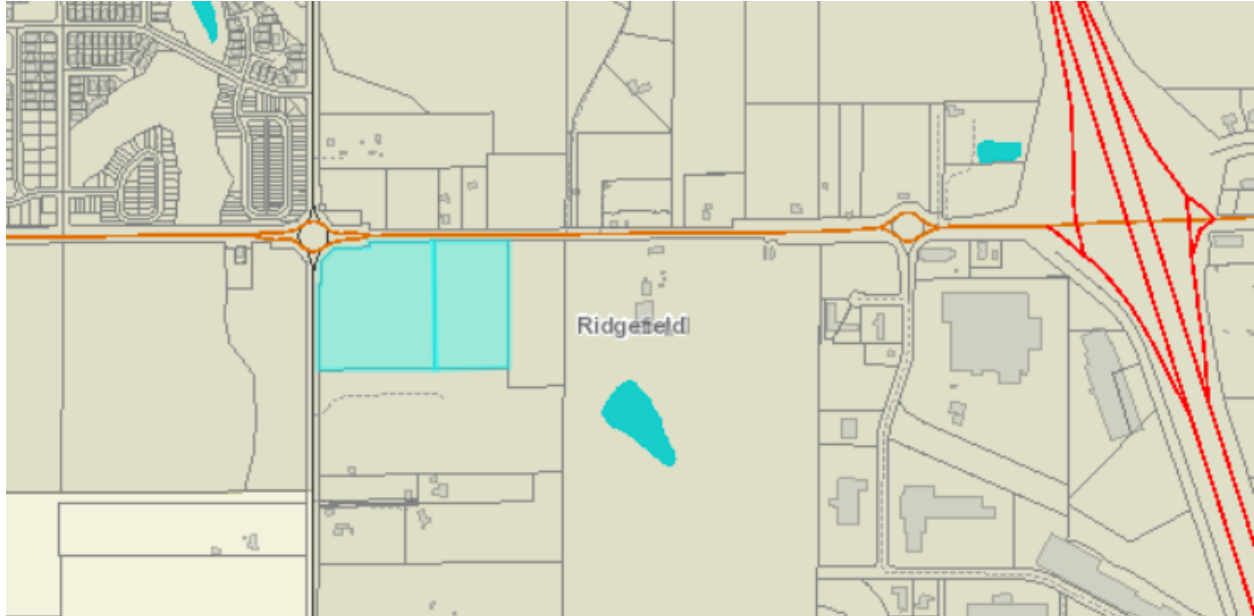
Date	Application submitted: April 26, 2018 Application technically complete: June 14, 2018 Public notice issued: June 21, 2018
Proposal	The proposal is to short plat one parcel into five lots, to be developed with five commercial buildings totaling 72,353 square feet and associated infrastructure improvements. Additional parcel(s) will accommodate stormwater and be reserved for future development phases.
Location	No address; SE corner of Pioneer St and 45 th Ave #108 and #17 SEC 21 T4N R1E WM Assessor's #214071000, 8.91 acres; Assessor's #213968000, 5.84 acres
Applicant	Dean Maldonado, FDM Development, Inc. 515 NW 253 rd St / Ridgefield WA 98642 Contact: 360.719.0276, dean@fdmdevelopment.com
Applicant's Representative	Zachary Pyle, Maul Foster Alongi 400 East Mill Plain Blvd, Suite 400 / Vancouver, WA 98660 Contact: 360.433.0221, zpyle@maulfoster.com
Property Owner	Jerry Erwin, Manager, Discovery Ridge, LLC P.O. Box 820528 / Vancouver, WA 98685
Zoning	Commercial Community Business (CCB)
SEPA Determination	DNS
Review Type	Type II Basic Site Plan Review, Short Plat, Critical Area Review, SEPA with Archaeological Predetermination, Administrative Adjustment
Public Comment	The review authority will consider written comments received by the City within twenty-one (21) days from the date of the notice, until 4:30 PM on July 12, 2018 . Please mail comments to: City of Ridgefield, attn. PLZ-18-0042 PO Box 608 / Ridgefield, WA 98642 Written comments may also be delivered to the Community Development Department, located at 301 N 3 rd Ave, Ridgefield.
Availability of Materials	The application materials are available for inspection on request at the Community Development Department, 301 N 3 rd 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.

Staff Contact

Claire Lust, Associate Planner
Contact: claire.lust@ci.ridgefield.wa.us, 360.857.5024

PLEASE SUBMIT ANY COMMENTS BY 4:30 PM, July 12, 2018

PROJECT LOCATION





COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) REVIEW

Discovery Ridge Basic Site Plan, Short Plat, Administrative Adjustment, CAR, SEPA

File No. PLZ-18-0042

File Name: Discovery Ridge

File Number: PLZ-18-0042

Date Published: June 21, 2018

Today's Date: June 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 fourteen (14) days of the DNS publication date of June 21, 2018. The lead agency will not act on the SEPA DNS until the close of the 14-day **comment period which ends at 5:00 PM on July 5, 2018**.

Please address any correspondence to: Ridgefield Community Development Dept.

RE: SEPA – PLZ-18-0042

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
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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

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Response: Discovery Ridge Phases 1 and 2.

2. Name of applicant:

Response: FDM Development.

3. Address and phone number of applicant and contact person:

Dean Maldonado, Applicant
Zachary Pyle, Applicant's Representative
400 East Mill Plain Boulevard, Suite 400, Vancouver, WA 98660
360-433-0221

4. Date checklist prepared:

Response: May 31, 2018

5. Agency requesting checklist:

Response: City of Ridgefield, WA.

6. Proposed timing or schedule (including phasing, if applicable):

Response: The Short Plat will be approved in spring of 2018. Mass grading of the property will proceed shortly after (sometime in summer 2018). Vertical construction will begin in fall of 2018 with the first occupation of Phase 1 the first quarter of 2019. Construction and occupation of Phase 2 is expected to take place in 2019-2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Response: Yes, future land use and building applications will include vertical construction and other physical improvements to the property. This SEPA checklist is provided to identify and address potential impacts of those future improvements as they have been described below.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Response: A Phase I Environmental Site Assessment was prepared on November 6, 2017 on behalf of the Applicant. No Recognized Environmental Conditions (current or historic) were identified on the property.

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.

Response: No other applications are pending governmental approval that directly impact the subject property.

10. List any government approvals or permits that will be needed for your proposal, if known.

Response: Short Plat, Site Plan Review, Administrative Adjustment, Critical Areas Review, Grading and Erosion Control, NDPES Construction Stormwater General Permit.

11. Give 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 that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Response: Phase 1 of the Discovery Ridge Development is an 8.9-acre commercial development. Development is anticipated to be anchored by a 55,000 square foot grocery store and supported by a combined 19,500 square feet of retail, service, and restaurant space.

Phase 2 of the Discovery Ridge development will be a 5.8-acre mixed-use development consisting of commercial and office uses. Development is anticipated to be approximately 36,500 square feet of office, retail, service, and restaurant space.

Stormwater for Phases 1 and 2 will be captured and conveyed to detention ponds that will be designed in accordance with City of Ridgefield Engineering Standards for both retention and treatment requirements. Stormwater facilities and associated grading and access will occupy approximately 2.0 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably 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.

Response: The property includes Tax Lots 214071000, 213968000, 2139690000, and 213970000 section 21, township 4 north, range 1 east, of the Willamette Meridian. The property is located on the southeast corner of the Pioneer Street and S 45th Avenue in Ridgefield, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

A. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

B. What is the steepest slope on the site (approximate percent slope)?

Response: The steepest slope is approximately 8%.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Response: Gee silt loam, 0-8% slopes.

Odne silt loam, 0-5% slopes.

The proposal will involve the grading of previously agricultural land.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Response: There are no surface indications or history of unstable soils in the immediate vicinity.

E. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Response: Grading will be conducted to accommodate building footprints, parking, and access. The site grade is designed to balance cut and fill, with approximately 55,000 cubic yards of cut to be placed and compacted on-site. The total area to be graded is up to 16.7 acres, including the stormwater management area.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Response: Erosion could occur as a result of clearing and construction on the property. Use of the property, once fully developed, will not result in erosion.

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Response: Approximately 85% of Phases 1 and 2 will be impervious after completion of the project.

H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Response: Construction practices during mass grading will follow all measures for erosion control required in the erosion-control permit. Best management practices proposed to control erosion include: construction entrances, straw bale sediment barriers, silt fence, plastic sheeting, and dust suppression. All appropriate measures will be taken to ensure that erosion does not occur as a result of clearing or construction. Final use of the property will include engineered grading and controls of earthen materials on the property to ensure that erosion does not occur.

2. Air

- A. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Response: Incidental emissions to the air will result from site-grading activities. The operation and maintenance of the property and future development will not result in appreciable emissions to the air.

- B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Response: No off-site sources of emissions or odor currently exist that would affect the proposal.

- C. Proposed measures to reduce or control emissions or other impacts to air, if any:

Response: No measures are proposed to reduce or control emissions or other impacts to air.

3. Water

- A. Surface Water:

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

Response: A type F Stream, a tributary to Allen Canyon Creek, is the only surface water body near the site. The Creek is flanked by wetlands on either side. The stream lies to the east of proposed stormwater management facilities and will receive treated stormwater in accordance with the standards set forth in the Western Washington Stormwater Manual.

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

Response: Yes. Stormwater facilities, access to those facilities, and building construction will occur within 200 feet of the described waters. A site plan is provided as a part of the application.

- 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.

Response: No fill or dredge material will be placed in or removed from the surface waters or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Response: The proposal does not require surface water withdrawals or diversions.

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

Response: Stormwater facilities will be designed to be above the elevation of the 100-year flood plain.

- 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.

Response: The proposal does not involve any discharges of waste materials to surface waters.

B. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Response: No groundwater will be withdrawn from a well for drinking water or other purposes. No water will be discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Response: No waste materials will be discharged to the ground.

C. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Response: Stormwater runoff will be collected via gutters, roof drains, catch basins, and bioretention areas from Phases 1 and 2. The stormwater will be conveyed to the stormwater management facilities for treatment and detention in accordance with the

City of Ridgefield Engineering Standards. Discharged stormwater will be to the creek directly to the east of the facilities, a tributary to Allen Canyon Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Response: No waste materials will enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Response: The proposal does not alter drainage patterns of the site or in the vicinity of the site.

D. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Response: Detention basins are proposed to control flow released to the creek to a level no larger than pre-existing conditions. No measures are required to reduce overall drainage impacts.

4. Plants

A. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

X grass

___pasture

X crop or grain

___ Orchards, vineyards or other permanent crops

X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation.

B. What kind and amount of vegetation will be removed or altered?

Response: Grain was recently harvested from the site (fall 2017). Approximately 16.7 acres of remaining crop vegetation and grasses will be removed to accommodate Phases 1 and 2 developments. No wet soil plants are proposed to be removed.

- C. List threatened and endangered plant species known to be on or near the site.

Response: No threatened or endangered species are known to be on or near the site.

- D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Response: The proposed landscape will include a mix of adaptive and drought tolerant trees, shrubs, and groundcovers that will meet the City of Ridgefield municipal code requirements. In addition, native plants will be planted to enhance the stormwater facilities.

- E. List all noxious weeds and invasive species known to be on or near the site.

Response: No noxious weeds or invasive species are known to be near the site.

5. Animals

- A. List any birds and other animals, which have been observed on or near the site or are known to be on or near the site.

Response: No formal wildlife surveys have been completed on the property. However, a variety of small to medium mammals (gophers, mice), birds (hawks, eagles, songbirds), reptiles, amphibians, and invertebrates are assumed to occasionally use the site.

- B. List any threatened and endangered species known to be on or near the site.

Response: No threatened, endangered, or priority species are known to be on or near the site.

- C. Is the site part of a migration route? If so, explain.

Response: The site is within 3 miles of the Ridgefield National Wildlife Refuge which is known to be a stop for many species of migratory birds. This proposal does not affect the Refuge.

- D. Proposed measures to preserve or enhance wildlife, if any:

Response: No measures are proposed to preserve or enhance wildlife.

- E. List any invasive animal species known to be on or near the site.

Response: No known invasive animal species are known to be on or near the site.

6. Energy and Natural Resources

- A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be using to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Response: Electric and natural gas utilities will be provided by local purveyors for heating, cooling, refrigeration, and commercial food preparation.

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Response: The 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, if any:

Response: Buildings will be designed with modern, efficient heating and lighting systems.

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, describe.

Response: Environmental health hazards are minimal and related only to risks typically associated with commercial kitchen operations (chance of fire).

- 1) Describe any known or possible contamination at the site from present or past uses.

Response: The Applicant is not aware of known or possible contamination at the site from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Response: There are no existing hazardous chemicals/conditions that might affect project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction or at any time during the operating life of the project.

Response: Diesel will be used and stored during construction. Appropriate measures will be employed to ensure that fuels and hazardous chemicals are properly managed during construction activities.

- 4) Describe special emergency services that might be required.

Response: The contractor on the project will be required to prepare and adhere to a Spill Prevention, Control, and Countermeasure Plan.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Response: The project is not anticipated to generate environmental health hazards. Therefore, the project does not include proposed measures to reduce or control environmental health hazards.

B. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Response: There are no noise impacts in the area that would affect the project.

- 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 (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Response: Interim noise associated with heavy machinery during grading and construction activities will be generated on a short-term basis. A long-term increase in traffic due to trips associated with the development will increase noise levels during business hours.

- 3) Proposed measures to reduce or control noise impacts, if any:

Response: Construction will be limited to standard business hours, and proposed uses will not run 24 hours.

8. Land and Shoreline Use

- A. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Response: The existing use of the property is Agricultural. Adjacent properties are agricultural or open space. The proposal does not affect the use of adjacent properties.

- B. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Response: All 16.7 acres of working farmland on the property will be converted to other uses. The farm land was used to grow and harvest wheat. The property is within the City's urban growth area and is a permitted use per the updated comprehensive plan.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Response: The proposal will not affect or be affected by normal business operations of surrounding working farm or forest land.

C. Describe any structures on the site.

Response: There are no structures on the site.

D. Will any structures be demolished? If so, what?

Response: No structures will be demolished.

E. What is the current zoning classification of the site?

Response: Commercial/Employment.

F. What is the current comprehensive plan designation of the site?

Response: General Commercial.

G. If applicable, what is the current shoreline master program designation of the site?

Response: Not Applicable.

H. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Response: Clark County has identified portions of the property as wetlands.

I. Approximately how many people would reside or work in the completed project?

Response: Approximately 100-300 people will work in the completed project.

J. Approximately how many people would the completed project displace?

Response: The completed project will not displace anyone; the property is currently entirely vacant.

K. Proposed measures to avoid or reduce displacement impacts, if any:

Response: Displacement is not anticipated as a result of the proposed project. Therefore, no measures are proposed to reduce such impacts.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Response: The proposed land use actions and development will be reviewed through the City land use review process.

M. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Response: No measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance are proposed.

9. Housing

- A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Response: No housing is proposed with this project.

- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Response: No housing is proposed with this project.

- C. Proposed measures to reduce or control housing impacts, if any:

Response: No measures to reduce or control housing impacts are proposed.

10. Aesthetics

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Response: The tallest building height proposed is 47 feet. The principal exterior building materials will be northwest architectural vernacular materials, including stone veneer, wood trusses, and split face CMU.

- B. What views in the immediate vicinity would be altered or obstructed?

Response: The property will alter view of residential units to the northwest; views of the horizon will be partially obstructed. Scenic views of the mountains and regional foothills will not be altered.

- C. Proposed measures to reduce or control aesthetic impacts, if any:

Response: The proposed development will maintain a high design standard, with a multi-party review board agreeing upon standards.

11. Light and Glare

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Response: Lighting is proposed for parking lots and building facades. Lighting would remain on throughout the night in the parking area.

- B. Could light or glare from the finished project be a safety hazard or interfere with views?

Response: Light or glare from the finished project will not be a safety hazard or interfere with views.

C. What existing off-site sources of light or glare may affect your proposal?

Response: No existing off-site sources of light or glare will affect this proposal.

D. Proposed measures to reduce or control light and glare impacts, if any:

Response: The City of Ridgefield maintains strict standards to reduce light pollution impacts from developments. The proposed development will be designed and constructed in accordance with City standards.

12. Recreation

A. What designated and informal recreational opportunities are in the immediate vicinity?

Response: No designated or informal recreational opportunities are within the immediate vicinity of the project. The proposed development will allow for safe pedestrian and bicycle travel in and around the site.

B. Would the proposed project displace any existing recreational uses? If so, describe.

Response: The proposed project will not displace any existing recreational uses.

C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Response: No measures are proposed to reduce or control impacts on recreation.

13. Historic and cultural preservation

A. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Response: There are no buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

B. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Response: WillametteCRA completed a background review, pedestrian survey of the property, and exploratory shovel probe excavations for the Port of Ridgefield's Discovery Ridge Project. Their review identified one new archaeological resource but failed to identify any evidence of the historic period site (45-CL-696) previously recorded in the project area (Ogle et al. 2006).

The new archaeological resource (15-04-1-ISO) is an isolated piece of lithic debitage (stone tool flaking debris) found in a shovel probe. WillametteCRA archaeologists

excavated an additional seven shovel probes within a 10-m radius to search for other cultural material. All other shovel probes were negative, confirming that this is an isolated find. This resource is not eligible for the National Register of Historic places under any of the Criteria. WillametteCRA therefore recommended no further action for this resource. WillametteCRA concluded that the proposed Discovery Ridge Project will not impact any significant cultural resources.

- C. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Response: Please see response above.

- D. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Response: Should unanticipated archaeological or historical resources be encountered during future activities at this location, all ground-disturbing activity in the vicinity of the find will be halted and the Washington DAHP notified immediately. If evidence of human skeletal remains is encountered during future work, all ground-disturbing activity near the discovery will be halted immediately, efforts taken to protect such evidence in place, and DAHP, the Washington State Police, appropriate Tribes, and the Clark County Medical Examiner promptly notified to ensure compliance with state laws.

14. Transportation

- A. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Response: The site is adjacent to Pioneer Street (WA Highway 501) and S 45th Avenue. Two proposed public streets, SE 3rd Street and S 46th Avenue, will provide access to the development.

- B. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Response: The site is not currently served by public transit. C-tran provides dial-a-ride connector service to the Ridgefield area; the only regularly scheduled route connects Ridgefield City Center with the 99th Street Transit Center in Salmon Creek.

- C. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Response: Phase 1 proposes 373 parking spaces. Phase 2 proposes approximately 150 parking spaces. No parking would be eliminated.

- D. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Response: The proposed development will include frontage improvements, including street, pedestrian, and bicycle improvements of two arterial roadways to the west and north. Additional full-width public roads will be constructed to access the site from the east and south.

- E. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Response: The project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- F. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Response: A traffic impact analysis was conducted for the project. Phase 1 is anticipated to generate 8,355 weekday trips. Of those, 368 would fall within the AM peak hour and 788 would fall within the PM peak hour. Truck traffic is anticipated to make up 2 percent of all trips.

Phase 2 is anticipated to generate 4,722 weekday trips. Of those, 473 would fall within the AM peak hour and 328 would fall within the PM peak hour. Truck traffic is anticipated to make up 2 percent of all trips.

Trips were estimated in accordance with the Institute of Transportation Engineers' Trip Generation Manual.

- G. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Response: The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

- H. Proposed measures to reduce or control transportation impacts, if any:

Response: Proposed measures to reduce transportation impacts include contributing proportionate share funding toward future signalization of the S 9th Avenue/Pioneer Street (SR 501) intersection to address deficiencies attributable to the Discovery Ridge development.

15. Public Services

- A. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Response: An increase in public services including fire protection and police protection will be required in order to maintain public safety in the retail/commercial development.

- B. Proposed measures to reduce or control direct impacts on public services, if any.

Response: No measures are proposed to reduce or control direct impacts on public services.

16. Utilities

- A. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Response: No utilities are currently available on site.

- B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.


Response: The following utilities will be provided to the development:

- Water (City of Ridgefield)
- Natural Gas (NW Natural)
- Sanitary Sewer (Clark Regional Waste Water)
- Electricity (Clark County PUD)
- Telecommunications (To be determined)

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.

Signature: _____



Name of signee: Zachary Pyle

Position and Agency/Organization Project Engineer, Maul Foster & Alongi, Inc.

Date Submitted: 06/01/2018