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## COMMUNITY DEVELOPMENT DEPARTMENT

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### NOTICE OF DECISION

#### Discovery Ridge Phases 3 & 4 SEPA FINAL DNS

File No. PLZ-19-0005

## I. PROJECT INFORMATION

<b>Proposal</b>	SEPA review for future development at Discovery Ridge Phase 3 & 4 including retail, office, and residential uses and associated site improvements.
<b>Location</b>	448 S Royle Rd / Ridgefield, WA 98642 #19 of S21 T4N R1E WM Assessor's # 213970000, 15.39 acres
<b>Applicant</b>	Dean Maldonado, FDM Development, LLC 515 NW 253 <sup>rd</sup> St / Ridgefield, WA 98642 Contact: 360.719.0276, <a href="mailto:dean@fdmdevelopment.com">dean@fdmdevelopment.com</a>
<b>Applicant's Representative</b>	Zachary Pyle, Maul Foster & Alongi, Inc. 109 E 13 <sup>th</sup> St / Vancouver, WA 98660 Contact: 360.433.0221, <a href="mailto:zpyle@maulfoster.com">zpyle@maulfoster.com</a>
<b>Property Owner</b>	Brent Grening, Manager, Port of Ridgefield P.O. Box 820528 / Vancouver, WA 98685 Contact: 360.887.3873, <a href="mailto:bgrening@portridgefield.org">bgrening@portridgefield.org</a>
<b>Zoning</b>	Commercial Community Business (CCB)
<b>SEPA Determination</b>	FINAL DNS
<b>Review Type</b>	Type I
<b>Applicable Criteria</b>	RDC 18.310, Procedures; 18.810, Environmental Standards (SEPA)
<b>Staff</b>	Claire Lust, Associate Planner Contact: <a href="mailto:claire.lust@ci.ridgefield.wa.us">claire.lust@ci.ridgefield.wa.us</a> , 360.857.5024
<b>Decision</b>	<b>Approved with Conditions</b>
<b>Date</b>	February 26, 2019

## II. BACKGROUND INFORMATION

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310 (Procedures) and RDC 18.810.120 (Mitigated DNS):

<b>January 17, 2019</b>	Applicant submitted SEPA checklist and supporting documents
<b>January 31, 2019</b>	City issued the SEPA DNS, mailed notices to commenting agencies, and published a notice in The Columbian
<b>February 14, 2019</b>	14-day SEPA comment period ended
<b>February 26, 2019</b>	Type I NOD issued

## III. PROPOSAL

The site is located on the east side of S Royle Road south of Pioneer Street. It has rolling topography with the steepest slopes located near a forested creek on the east side of the property. The stream is rated Type F and has associated wetlands. The remainder of the site primarily has grass and crop cover.

The site comprises future Phases 3 and 4 of the Discovery Ridge commercial and mixed-use development. Phase 3 of Discovery Ridge is proposed as a 7.85-acre commercial development consisting of retail and office uses. Phase 4 of Discovery Ridge is proposed as a 4.58-acre mixed-use development consisting of residential and office uses. The SEPA review is not being processed concurrently with any land use applications and is instead a standalone Type I review. The applicant anticipates they will submit Site Plan, Critical Area Review, and other required land use applications beginning in 2019, and full site construction and occupation will take place by 2023.

## IV. FINDINGS

### A. RDC 18.310 – Procedures

Per RDC 18.310.060.A.1, if a Type I application is not categorically exempt under RDC 18.810 – SEPA, then the planning director shall issue a decision not more than 28 days after the date of the threshold determination. Notice of decision regarding a Type I process shall be posted on the city website and mailed to the applicant and applicant's representative.

#### Findings

Staff finds that the City issued a DNS on January 31, 2019. The notice of decision was issued on February 26, 2019 and distributed per RDC 18.310.060.B. Therefore, the required Type I review procedures have been met.

### B. RDC 18.810 – Environmental Standards (SEPA)

SEPA review is required for projects that create more 30,000 square feet of impervious surface area or those on sites with critical areas, per RDC 18.810.090.A.4. Archaeological predetermination may be required for development based on the probability of archaeological remains on-site.

#### Proposal

The proposed future Discovery Ridge Phase 3 & 4 development creates new impervious surface area in excess of 30,000 square feet on a site with critical areas and a moderate-high to high probability of archaeological remains.

### Findings

Staff finds that SEPA review is required for Discovery Ridge Phases 3 & 4 because the proposed development creates greater than 30,000 square feet of impervious surface and critical areas are present. The applicant submitted a SEPA checklist and supplemental materials on January 17, 2019. The site has a moderate-high to high probability of archaeological remains, so an archaeological predetermination was required. The applicant submitted an archaeological report prepared by Willamette Cultural Resources Associates dated January 18, 2018.

Staff reviewed the SEPA checklist and archaeological predetermination and issued a Determination of Nonsignificance on January 31, 2019. The SEPA comment period ended on February 14, 2019; the following SEPA comments were received:

- The Southwest Clean Air Agency (SWCAA, Duane Van Johnson, Air Quality Specialist II) submitted a comment letter dated February 7, 2019. The comment letter summarized general SWCAA regulations for Construction Dust (SWCAA 400: General Regulations for Air Pollution Sources) and Registration, Notification and Permitting of Air Pollution Sources (SWCAA 400-072, 100, 109, 110).

Staff response: As a **required mitigation measure**, the applicant shall comply with the regulations summarized in the SWCAA SEPA comment letter dated February 7, 2019. As necessary, the applicant shall contact SWCAA for more information regarding the agency's requirements, and coordinate with SWCAA to complete any required notification forms and permit applications.

- The State of Washington Department of Ecology Southwest Regional Office (ECY) submitted a comment letter dated February 14, 2019. The comment letter contained the following information:
  - Shorelands and Environmental Assistance (Rebecca Rothwell). The comment letters addresses the proposed trails and landscaping in wetland buffers, governed by RDC 18.280.150.C.2.b.vi. Ecology recommends that the trail location be redesigned and limited to the outer 25 percent of the buffer. Any landscaping within the buffer should consist of native plants only. The comment letter also summarizes the requirements for signs and fencing of the outer edge of wetland buffers established in RDC 18.280.150.C.3

Staff response: As a **required mitigation measure**, the applicant shall demonstrate on the Discovery Ridge Phase 3 & 4 preliminary site plan that any trails located in critical area buffers are located in the outer 25 percent of the buffer. As a **required mitigation measure**, the applicant shall demonstrate on the Discovery Ridge Phase 3 & 4 landscaping plans that any landscaping within critical area buffers consists of native plants only. When the applicant applies for Critical Area Review through the City of Ridgefield, they will be required to comply with the critical area approval criteria in RDC 18.280 either outright or through conditions of approval.

- Toxics Cleanup (Craig Rankine). The comment letter summarizes reporting procedures required upon the discovery of environmental contaminations, states that the applicant should only use clean soil as fill, and states that provisions and equipment should be on hand to contain and clean up oil or fuel.

Staff response: As a **required mitigation measure**, the applicant shall comply with the toxics cleanup regulations and recommendations summarized in the ECY SEPA comment letter dated February 14, 2019.

- Water Quality/Watershed Resources (Chris Montague-Breakwell). The comment letter summarizes required water quality protection measures including erosion control measures and coverage under a Construction Stormwater General Permit.

Staff response: As a **required mitigation measure**, the applicant shall comply with the water quality/watershed resources regulations and recommendations summarized in the ECY SEPA comment letter dated February 14, 2019.

## V. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, issues this Final SEPA DNS for the Discovery Ridge Phase 3 & 4 SEPA subject to compliance with the following SEPA mitigation measures:

### A. SEPA Mitigation Measures:

1. The applicant shall comply with the regulations summarized in the SWCAA SEPA comment letter dated February 7, 2019. As necessary, the applicant shall contact SWCAA for more information regarding the agency's requirements, and coordinate with SWCAA to complete any required notification forms and permit applications.
2. The applicant shall demonstrate on the Discovery Ridge Phase 3 & 4 preliminary site plan that any trails located in critical area buffers are located in the outer 25 percent of the buffer.
3. The applicant shall demonstrate on the Discovery Ridge Phase 3 & 4 landscaping plans that any landscaping within critical area buffers consists of native plants only.
4. The applicant shall comply with the toxics cleanup regulations and recommendations summarized in the ECY SEPA comment letter dated February 14, 2019.
5. The applicant shall comply with the water quality/watershed resources regulations and recommendations summarized in the ECY SEPA comment letter dated February 14, 2019.

Signed:



Steve Stuart, City Manager, Interim Community Development Director

Date: February 26, 2019

## VI. APPEAL PROCEDURES

Pursuant to RDC 18.810.205.A.1, “Any appeal of an action taken by the city shall be made in accord with RDC 18.310.100, appeals”. Pursuant to 18.310.100 an appeal of a Type I ministerial decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed. **The final day to appeal this decision is March 12, 2019.**

## VII. Exhibits

- Application materials, upon request
- Comment letters, upon request