



COMMUNITY DEVELOPMENT DEPARTMENT

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

STAFF REPORT and NOTICE OF DECISION CRWWD South Trunk Sewer Replacement SEPA, Critical Areas Review Project No. PLZ-21-0060-61

I. BASIC INFORMATION

Date	Public comment period closed: September 24, 2021 Notice of decision: October 8, 2021
Proposal	The applicant proposes to replace one half mile of existing eight-inch to 10- inch diameter gravity sewer line with a new 18-inch diameter gravity sewer to provide increased sewer capacity.
Location	225 S 56th Place / Ridgefield, WA 98642 Assessor's 214052003,986028387, 214066000, 213985000. #93-B SEC 21 T4N R1EWM 3.3A
Applicant	Phil Roppo, Clark Regional Wastewater District 8000 NE 52nd Court / Vancouver, WA 98665 Contact: 360.993. 8853, proppo@crwwd.com
Applicant's Representative	Coli Huffman, Ecological Land Services 1157 3rd Avenue, Ste 220A / Longview, WA 98632 Contact: 360.835.9082, coli@eco-land.com
Property Owner	Port of Ridgefield PO Box 55 / Ridgefield, WA 98642 Contact: 360.887.3873, bgrening@portridgefield.org
Zoning	Employment (E)
Review Type	Type II Critical Areas Review, SEPA
Applicable Criteria	RDC 18.205, Uses; RDC 18.280, Critical Areas Protection; RDC 18.310, Procedures; and RDC 18.810, SEPA.
Staff Contact	Anne McNamara, Planner I Contact: anne.mcnamara@ridgefieldwa.us , 360.857.5047
SEPA Determination	DNS
Staff Decision	Approval with Conditions

II. EXISTING CONDITIONS AND PROPOSAL

The CRWWD site includes four adjacent parcels located west of 56th place and west of the I5 interchange, running parallel to S 6th way. Of the two parcels abutting S 56th, only one has an address, 225 S 56th place. The additional two parcels on the eastern side of 56th, next to I5 also do not have site addresses. The majority of the site is vacant of any structures, with the exception of a several structures related to the city's existing stormwater facility. The site is largely forested, with some paved area in the northern most parcels surrounding the stormwater buildings. There are four wetlands onsite, three wetlands are located in the northwestern corner of the site, one wetland in the central portion of the site, and a seasonal Type F stream running from the northwestern corner of the site to the southeastern corner. The primary use of the site is green space tracts for the surrounding commercial and industrial facilities.

The site is zoned Employment (E). Surrounding uses include:

- Vancouver Clinic on CRB parcels to the northwest
- Chevron gas station on CRB parcels to the northeast
- Church & Dwight distribution center on E parcels to the east
- Corwin beverage on E parcels to the southeast
- Western Star NW truck dealers on E parcels to the south

The applicant proposes to conduct SEPA and critical areas review in order to replace one half mile of existing eight-inch to ten-inch diameter gravity sewer line with a new eighteen-inch diameter gravity sewer to provide increased sewer capacity.

Figures depicting the project location and the conceptual future site plan are included at the end of this report.

III. PROCEDURE

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

July 22, 2021	Application submitted
September 2, 2021	Application technically complete
September 10, 2021	SEPA DNS issued
September 10, 2021	Notice of pending land use review issued
September 24, 2021	Combined SEPA and land use comment period closed
October 8, 2021	Staff report/notice of decision issued

IV. PUBLIC COMMENT

The City issued a SEPA DNS notice on September 10, 2021. The comment period closed on September 24, 2021. Staff did not receive any land use comments. Staff received one SEPA comment letter from ECY. See Section VI.B.

V. APPLICABLE STANDARDS

Ridgefield Development Code (RDC): 18.205, Uses; 18.280, Critical Areas Protection; 18.310, Procedures; and 18.810, SEPA.

VI. FINDINGS

A. Use (RDC 18.205)

Proposal

The proposal is to replace one half mile of existing eight-inch to 10- inch diameter gravity sewer line with a new 18-inch diameter gravity sewer to provide increased sewer capacity.

Findings

Per RDC 18.205.020 Table 1, utility facilities are permitted with limitations in the Employment zone. Per RDC 18.100.050, sewer lines are a minor utility facility. Per RDC 18.205.030.II, minor utilities are permitted outright subject to the site plan review requirements of RDC 18.500. Staff finds that the replacement of an existing sewer line does not trigger site plan review under RDC 18.500, so the proposal is permitted outright. As a **condition of approval**, any future development on the site shall be subject to site plan review under RDC 18.500.

B. Critical Areas (RDC 18.280)

All areas meeting the definition of one or more critical areas, and their associated buffers, are subject to the provisions of RDC 18.280. The general purpose of the chapter is to ensure no net loss of critical area functions, and approval criteria to that end are listed in RDC 18.280.060

Proposal

The applicant proposes the replacement of gravity sewer line on a site containing critical areas. The applicant provided a critical areas report prepared by Ecological Land Services (ELS):

- July 2021 report analyzing the parcels from which the existing sewer line will be removed, and where the replacement sewer line will be installed.

The findings in the report include:

- Wetland A is a Category IV slope emergent wetland with 0.05 acres onsite. It is located in the northwestern corner of the site, directly north of Wetland C, and has a required 50-foot buffer.
- Wetland B is a Category III depressional forested, emergent wetland with 0.86 acres onsite. It is located in the northwestern portion of the site, just southeast of Wetland A, and has a required 100-foot buffer.
- Wetland C is a Category IV slope emergent wetland with 0.03 acres onsite. It is located directly south of Wetland A and has a required 50-foot buffer.
- Wetland D is a Category II depressional scrub shrub, forested emergent wetland with 1.38 acres onsite. It is located in the central portion of the site, to the east of Wetland B. It has a required 100-foot buffer.
- Stream A is a seasonal Type F stream flowing from the southeast portion of the site to the northwestern portion. It has a required 125-foot buffer.

The applicant's proposed development will impact Wetlands A, B and D, as well as a portion of the overlapping riparian and wetland buffers. The applicant proposes to use replanting of herbaceous seed mix as a restoration strategy to mitigate these temporary impacts. The applicant will also remove or abandon in place existing manholes such as the one located within Wetland B and filling the abandoned manholes with sand or gravel. No other impacts to critical areas or buffers are proposed.

Findings

Staff finds that the proposal avoids all direct impacts to critical areas as required in RDC 18.280.060.A, aside from minor temporary impacts. Temporary impacts permit to manhole covers as the applicant would be installing 12 manholes, while removing/filling 10. The covers of the proposed manholes are approximately 4-5 square feet in area, resulting in less than 10 feet of net impervious surface impact. Mitigation for this small of an area would equate to roughly one tree or two shrubs. The applicant's proposed restoration plan includes planting twenty trees more than the amount to be

removed, and densely planting woody vegetation in areas where it is currently sparse. The applicant proposes that in light of this fact, the proposed planting will adequately mitigate for the nominal impacts arising from the manhole installation. The project is exempt from additional critical area review and permitting due to the nature of the project involving repair of sewer line infrastructure, per RDC.18.280.030.B.16. Per RDC 18.280.060.E, the proposal results in no net loss of critical area functions and values.

Staff finds that the applicable critical area standards have been met subject to the following **conditions of approval**:

- The applicant shall demarcate the outer perimeter of all wetland buffers per RDC 18.280.150.C.3.a prior to the commencement of ground disturbing activity and issue proper noticing.

SEPA (RDC 18.810)

State Environment Policy Act (SEPA) review is required for projects proposed on sites containing critical areas. An archaeological pre-determination is required as part of the SEPA review for sites potentially containing archaeological remains.

Proposal

The proposed development is on a property with critical areas, so SEPA review is required. The site has a moderate-high to high probability of archaeological remains, so an archeological predetermination is required. The applicant submitted a signed SEPA checklist dated July 8, 2021. The applicant submitted an archeological predetermination report, prepared by Archeological Services Inc, dated July 21st, 2021.

Findings

The City, as lead agency, reviewed the checklist and supporting materials and issued an initial Determination of Nonsignificance (DNS) on that basis. The notice of DNS was sent to the Department of Ecology SEPA register and published in the Columbian on September 10, 2021. The SEPA comment period closed on September 24, 2021; one comment letter was received:

- Washington State Department of Ecology (ECY) submitted a comment letter dated September 23, 2021 with the following content:
 - Toxics Cleanup (Craig Rankine) commented that there is a known contaminated site within a half mile of the proposed site located, and recommended testing if contamination is discovered or apparent during the SEPA action.
 - Solid Waste Management (Derek Rockett) summarized waste management requirements.
 - Water Quality/Water Resources (Chris Montague-Breakwell) summarized erosion control requirements and the activities that would require the applicant to obtain a Construction Stormwater General Permit.

Staff finds that the application has met the SEPA review requirements and the DNS is final subject to the following **conditions of approval**:

- The applicant shall comply with the waste management, toxics cleanup, and erosion control requirements in the ECY comment letter dated September 23, 2021.

VII. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, grants **APPROVAL** to the CRWWD South Trunk Sewer Replacement SEPA and Critical Areas Review project subject to compliance with the following **conditions of approval**:

VIII. CONDITIONS OF APPROVAL

A. Planning Conditions

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual), and applicable building codes.
2. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.
3. Any future development on the site shall be subject to site plan review under RDC 18.500.
4. The applicant shall comply with the waste management, toxics cleanup, and erosion control requirements in the ECY comment letter dated September 23, 2021.
5. The applicant shall demarcate the outer perimeter of all wetland buffers per RDC 18.280.150.C.3.a prior to the commencement of ground disturbing activity and issue proper noticing.

Reviewed by:

Anne McNamara, Planner I. Contact: 360.857.5047, anne.mcnamara@ridgefieldwa.us

Signed:

Claire Lust, Community Development Director



IX. APPEAL PROCEDURES

Pursuant to RDC 18.310.100.A an appeal of a Type II decision shall be filed with the city clerk within fourteen days after the written notice of the decision is mailed.

PROJECT LOCATION



