



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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STAFF REPORT and NOTICE OF DECISION

Pioneer Street East Extension - Critical Areas Review and SEPA with Archaeological Predetermination

Project No. PLZ-22-0128-0130 (Master-22-0085)

I. BASIC INFORMATION

Date	Public comment period closed: November 7, 2022 Notice of decision: November 10, 2022
Proposal	Complete eastern extension of Pioneer Street to meet S Union Ridge Parkway.
Location	Right-of-way between eastern terminus of Pioneer Street and northern terminus of S Union Ridge Parkway.
Applicant	Ridgefield Public Works 487 S 56th Pl / Ridgefield, WA 98642 Contact: Grant Williams, Capital Projects Program Manager, 360-857-5049, grant.williams@ridgefieldwa.us
Applicant's Representative	PBS Engineering 1325 SE Tech Center Dr Ste 140 / Vancouver, WA 98683 Contact: John Buehler, PE, 360-695-3488, john.buehler@pbsusa.com
Property Owner	City of Ridgefield
Zoning	N/A; public ROW
Review Type	Type II Critical Areas Review, SEPA with Archaeological Predetermination
Applicable Criteria	RDC 18.280, Critical Areas Protection; RDC 18.310, Procedures; and RDC 18.810, SEPA.
Staff Contact	Shana Lazzarini, Planner II Contact: shana.lazzarini@ridgefieldwa.us , 360.887.6007
SEPA Determination	DNS
Staff Decision	Approval with Conditions

II. EXISTING CONDITIONS AND PROPOSAL

This project will complete the extension of Pioneer Street, east to the intersection of S Union Ridge Parkway, and the extension of S Union Ridge Parkway north to Pioneer Street. The project will construct a four-lane arterial with center median/turn lane to support freight and passenger vehicle traffic traveling to and from I-5 in the eastern portion of Ridgefield and the surrounding areas of unincorporated Clark County. It will also include a two-lane roundabout at the intersection of S Union Ridge Parkway and Pioneer Street and will evaluate the need for signal improvements at the intersection of S Union Ridge Parkway and S 5th Street. The project will include the construction of sidewalks, potential noise barriers, stormwater facilities, water and sanitary sewer extensions, illumination, and a potential signalized intersection at S 5th Street and S Union Ridge Parkway.

Figures depicting the project location and road alignment 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):

October 10, 2022	Application submitted
October 24, 2022	SEPA DNS issued
October 24, 2022	Notice of pending land use review issued
November 7, 2022	Combined SEPA and land use comment period closed
November 10, 2022	Staff report/notice of decision issued

IV. PUBLIC COMMENT

The City issued a SEPA DNS and notice of land use review on October 24, 2022. The combined SEPA and land use comment period closed on November 8, 2022. Staff did not receive any land use comments. Staff received one SEPA comment letter from Ecology (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. 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 to construct sidewalks, potential noise barriers, stormwater facilities, water and sanitary sewer extensions, illumination, and a potential signalized intersection at S 5th Street and S Union Ridge Parkway. The applicant provided a Wetland Delineation Report and Wetland Bank Use Plan prepared by PBS Engineering and Environmental Inc. (PBS):

- June 14, 2021 archaeological report analyzing the area on which the future development will be located.
- January 2021 wetland delineation report analyzing the area on which the future development will be located.

- February 2021 wetland bank use plan describing the wetland impacts that will be mitigated.

The findings in the two reports include:

- A single wetland (Wetland A) was identified and delineated within the northeast portion of the APE (Figure 5). This wetland occupies 0.56 acre of within the APE and extends off-site. Most of this wetland is located east of the APE.
- Wetland A is a Category III wetland that provides a moderate amount of wetland functions. The chief purposes are support of wetland vegetation that provide general habitat functioning, and some hydrologic functions from the ability of the wetland to delay water from moving downstream.
- Total avoidance of Wetland A is not feasible due to the location of the wetland in relation to existing roads and development lots. Since the primary goal of the project is to connect S Union Ridge Parkway with Pioneer Street, the only adjustments to the alignment that would still meet this goal would be an east or west adjustment of S Union Ridge Parkway.
- This mitigation and bank use plan proposes to purchase a total of 0.54 bank credits to compensate for 0.13 acre of direct and 0.82 acre of indirect wetland impacts. Bank credits will be purchased from the Bank in accordance with their approved banking instrument which dictates the appropriate banking credit ratios.

The applicant's proposal will impact Wetland A. The applicant proposes to purchase bank credits to mitigate the impacts.

Findings

Staff finds that the proposal minimizes all direct impacts to critical areas as required in RDC 18.280.060.B. Where impacts to wetland buffers are proposed, the applicant has minimized the area of impact through the following site design modifications.

1. The original plans called for a detached sidewalk on the east side of S Union Ridge Parkway from Pioneer Street all the way to S 5th Street. In addition to adding a safety factor for pedestrians adjacent to traffic, detached sidewalks allow for a higher level of user satisfaction. It was determined that switching from a detached sidewalk design to a road-tight sidewalk for the portion of the street adjacent to the wetland would result in a reduction of wetland impacts. The street-tight sidewalk can be seen in Figure 3.
2. The proposed road gently descends from Pioneer Street to S 5th Street. It was determined that lowering the road elevation sooner would result in less required fill adjacent to the wetland area. A reduction in fill depth also reduces the overall footprint of the fill.
3. The last measure to limit impacts to the wetland is to utilize the steepest possible side slopes for the necessary road fill. The 2:1 fill slopes will result in a small reduction in direct wetland impacts.

The applicant proposes purchase a total of 0.54 bank credits to compensate for 0.13 acre of direct and 0.82 acre of indirect wetland impacts to Wetland A. 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.
- The applicant shall submit receipt of purchase of 0.54 wetland bank credits to the Community Development Department.

B. 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 archaeological predetermination is also required. The applicant submitted a signed SEPA checklist dated September 29, 2021. The applicant submitted an archaeological predetermination report, prepared by Archaeological Investigations Northwest, Inc., dated July 14, 2021. Per the archaeological review, no archaeological resources were identified within the Area of Potential Effects (APE).

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 October 24, 2022. The SEPA comment period closed on November 7, 2022; one comment letter was received:

- Washington State Department of Ecology (ECY) submitted a comment letter dated November 7, 2022 with the following content:
 - All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.
 - WSDOT ROW I-5 NB at Hwy 501 Cleanup Site (Cleanup Site ID: 16563) is about a quarter mile from the west limit of the project area. The cleanup at the site has started. The site soil and groundwater are suspected to be impacted by contaminants associated with waste oil such as carcinogenic polycyclic aromatic hydrocarbons (cPAHs).

To search and access information about the sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>. If contamination is suspected, discovered, or occurs during construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sam Meng with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9587.
 - Water Quality/Watershed Resources (Brian Johnson (360) 624-5741) summarized erosion control requirements and what activities require a Construction Stormwater General Permit.
 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a

larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.

- a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard

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 grading, toxic cleanup and water quality/watershed requirements in the ECY comment letter dated November 7, 2022.

VII. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, grants **APPROVAL** to the Pioneer Street East Extension - Critical Areas Review and SEPA with Archaeological Predetermination 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-four hours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.
3. 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.
4. The applicant shall submit receipt of purchase of 0.54 wetland bank credits to the Community Development Department.

- The applicant shall comply with the grading, toxic cleanup and water quality/watershed requirements in the ECY comment letter dated November 7, 2022.

Reviewed by:

Shana Lazzarini, Planner II. Contact: 360.887.6007, shana.lazzarini@ridgefieldwa.us

Signed:



Claire Lust, Community Development Director

Date: November 10, 2022

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

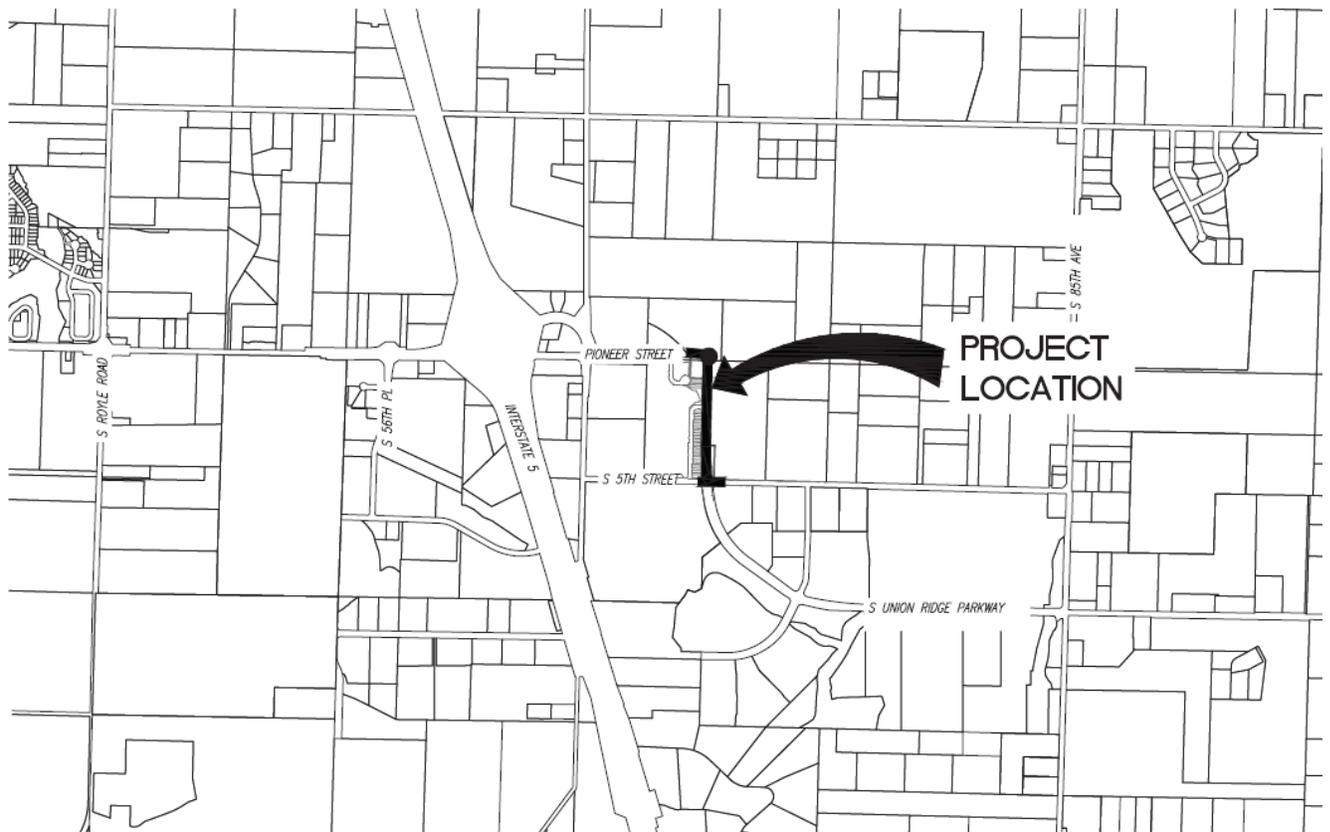


FIGURE 3 (SIDEWALK)



SOURCE: PBS Aerial Drone Photo 2020.

Filename: L:\Projects\1715\1715_4371\643\000\PBS\GIS\MapOutput.mxd Plot Date/Time: 1/28/2021 2:52:10 PM

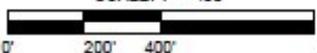
Legend

-  Area of Potential Effect
-  Wetland A - as delineated
-  Entire Wetland (approx)
-  100 -foot Base Buffer

NWS- 2021-336



SCALE: 1" = 400'



PREPARED FOR: City of Ridgefield Public Works.



EXISTING CONDITIONS MAP
 PIONEER STREET EXTENSION PROJECT
 CITY OF RIDGEFIELD, WASHINGTON

FEB 2021 71543.000
FIGURE
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