



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

Tri-Mountain Station / File No PLZ-21-0068-0075, 0095

File Name: PLZ-21-0068-0075, 0095 Tri-Mountain Station North and South

Date Published: October 27, 2021

Today's Date: October 25, 2021

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 October 27, 2021. 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 November 10, 2021**.

Please address any correspondence to: Ridgefield Community Development Dept.
RE: Tri-Mountain Station SEPA
P.O. Box 608
Ridgefield, WA 98642

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Tri-Mountain Station / File No PLZ-21-0068-0075, 0095

Date: October 25, 2021

Proponent: Tri-Mountain Station, LLC

Description of Proposal: Develop ten commercial buildings (restaurant, retail, and hotel) with associated site improvements.

Location: A total of six parcels in Ridgefield, WA 98642:

1. 109 S 65th Ave, #38 S21 T4N R1E WM, #213979000, 5.78 ac
2. No address, #30 S21 T4N R1E WM, #214068000, 0.43 ac
3. 201 S 65th Ave, #50 S21 T4N R1E WM, #213999000, 0.96 ac
4. 299 S 65th Ave, #45 & #71 S21 T4N R1E WM, #213994000, 0.87 ac
5. 457 S 65th Ave, #44 S21 T4N R1E WM, #214069000, 3.75 ac
6. No address, #68 S21 T4N R1E WM, #214017000, 3.9 ac

Project Proponent & Contact Persons:

Applicant: Amy Zoltie, Tri Mountain Station, LLC. 275 W 3rd St #300 / Vancouver, WA 98660. Contact: 360.818.7032, projects@hurleydev.com

Applicant's representative: Travis Johnson, PLS Engineering. 604 W Evergreen Blvd / Vancouver, WA 98660.

Contact: 360.944.6519, pm@plsengineering.com

Property owner: Tri-Mountain Station, LLC

Staff contact: Claire Lust, Community Development Director, 360.857.5024, Claire.lust@ridgefieldwa.us

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 by request 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 November 10, 2021.**

Responsible official: Claire Lust

Position/title: Community Development Director

Address: P.O. Box 608, 230 Pioneer St
Ridgefield, WA 98642
Claire.lust@ridgefieldwa.us

Signature:

A handwritten signature in cursive script that reads "Claire Lust".

Claire Lust, Community Development Director

Issued: October 27, 2021

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.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Tri-Mountain Station North & Tri-Mountain Station South

2. Name of applicant:

Tri Mountain Station, LLC

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

***Contact: Amy Zoltie
275 W 3rd Street, Suite 300
Vancouver, WA 98660***

(360) 818-7032
projects@hurleydev.com

4. Date checklist prepared:

August 2, 2021

5. Agency requesting checklist:

City of Ridgefield, WA

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

Spring of 2021 through Summer of 2029.

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

This SEPA will discuss the impacts of two similar projects proposed by the applicant, Tri-Mountain Station North & Tri-Mountain Station South. The two projects are not interdependent, and because they are similar actions, the applicant is voluntarily combining the actions/impacts into one SEPA for review.

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

A Geotechnical Report, Critical Areas Report, Preliminary Mitigation Memo, and an Archaeological Predetermination have been prepared for this project.

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.

None known.

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

- ***Site Plan Approval***
- ***SEPA determination***
- ***Construction Drawing approval***
- ***Building permit approvals***
- ***NPDES permit***
- ***SWPPP***

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. (Lead agencies may modify this form to include additional specific information on project description.)

The Tri-Mountain Station North project will develop a 9.23-acre site consisting of 5 parcels. The project will go through the site plan process and each lot will be developed with a commercial building and associated parking and improvements.

The Tri-Mountain Station South project will develop a 5.85-acre site in Ridgefield, WA. The site will be divided into 3 lots through a binding site plan process and each lot will be developed with a commercial buildings and associated parking and improvements. 4 buildings are proposed.

Both projects will develop a combined 15.08 acres in Ridgefield, WA. A total of 9 buildings will be constructed with associated infrastructure and roadway improvements. See the development plans for the proposed layout of buildings and infrastructure.

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.

The site is located in the SE ¼ of Section 21, T4N, R1E, Willamette Meridian, Clark County, WA. Tri-Mountain Station North parcels are identified as 213979000, 214068000, 213999000, 213994000, and 214069000. The Tri-Mountain Station South parcel number is 214017000. The site is located west of S 65th Avenue and east of Interstate 5 in Ridgefield, WA.

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other flat to gently sloping

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

10% per the Developers GIS Packet

- 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.

Per the Developers GIS Packet the following soils are found on site:

GeB – 69.8% of site

OdB – 30.2% of site

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

No, there are no 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.

The total site area is 15.08 acres. The total affected construction area is approximately 14.44 acres. Breakdowns for each site are as follows:

Tri-Mountain Station North: The total site area is 9.23 acres. The total affected construction area is approximately 9.10 acres.

Tri-Mountain Station South: The total site area is 5.85 acres. The total affected construction area is approximately 5.34 acres.

Grading will be required to flatten out the site. Cut/fill volumes are unknown at this time. The goal will be to balance cut/fill volumes onsite, but soils may need to be exported from the site to an approved location or clean fill may need to be imported to the site.

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

Yes, unprotected areas could erode. However, an Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities.

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

About 85% of the total site will be impervious surface.

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

Design and implementation of an erosion control plan will take place prior to construction. If any construction areas drain toward adjacent properties, silt fence will be installed to protect the downslope areas. A construction entrance will be installed where construction vehicles will enter and leave the construction area. Exposed soils will be stabilized as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. Additional measures may also be implemented as needed depending on the time of year that construction is taking place.

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.

Typical construction emissions such as dust and exhaust from construction vehicles will be present; however they will be temporary. An increase in general traffic will occur after the project is complete, increasing exhaust emissions from vehicles in the area.

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

Interstate 5 is directly west of the site; exhaust emissions from vehicles exists in the area.

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

Water trucks will be used to control dust during construction should it become necessary.

3. Water

1. 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.

A fish-bearing stream exists offsite to the south and a Category III wetland exists on the south portion of Tri-Mountain Station South.

- 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.

Yes, a category III wetland is located on the south end of the Tri-Mountain Station South site. A stormwater facility is proposed to be located in the outer 50% of the wetland buffer. This stormwater facility will serve both sites and can be built with either project. Required road frontage improvements for Tri-Mountain Station South will directly impact approximately 1264 sqft of the wetland. Refer to the critical areas report for detailed information on the critical areas.

- 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.

Approximately 50 cy of onsite soil will be used to fill a portion of the Category III wetland located on the south end of the site. This fill is required to install frontage improvements on S Dolan Road.

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

No.

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

No.

- 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.

2. 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.

No.

- 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.

None.

3. 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.

Site runoff will be collected by catch basins and routed to a treatment filter vault, the runoff will then be directed to a flow splitter that will send 23% of the water to a detention pond and the remaining 77% to an underground detention tank. Both detention facilities will be connected to flow control structures that will release the stormwater at predeveloped levels into an unnamed stream.

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

Not likely.

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

The projects will create an increase in runoff due to the increase in impervious area. The stormwater facility design handles all this runoff and releases it at the predeveloped rates.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The detention pond and tank are detention facilities, they were sized to discharge at predeveloped rates in compliance with the Stormwater Management Manual for Western Washington.

4. Plants

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

deciduous tree: alder, maple, aspen, other **Cottonwood, walnut**
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation **common yarrow, Himalayan blackberry**

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

All vegetation in the construction areas will be removed as part of the grading process. This will include trees, grass, and weeds.

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

None known.

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

Trees, shrubs, and other plants approved by the city will be planted in the landscape areas. Please see the included Preliminary Landscape Plan.

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

None known.

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.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:

mammals: **deer**, bear, elk, beaver, other: **mice, coyote, squirrel**

fish: bass, salmon, trout, herring, shellfish, other _____

The area is developing and likely to contain deer, mice, rabbits, squirrels, coyotes, and other mammals native to the area. A variety of birds including hawks and songbirds fly over the area and seasonally ducks and geese fly through the region.

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

None known.

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

The site is located within the Pacific Flyway for migratory waterfowl.

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

None.

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

None known.

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.

The new buildings on the site will be served primarily by electricity and natural gas.

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

No.

- 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:

The proposed buildings will meet the state energy code standards that include energy conservation measures.

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.

None known.

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

None known.

- 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.

None known on site. Utilizing the State of Washington, Department of Ecology's, "What's in my Neighborhood" mapping tool showed three cleanup sites within 0.25 miles of the site. All three sites have a status of No Further Action.

- 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.

There are no known toxic or hazardous chemicals that are planned to be stored or used on the site during development or after completion.

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

No special emergency services outside those normally expected for a typical development of this type are anticipated to be required in association with the proposal.

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

None.

b. Noise

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

There is existing traffic noise from the surrounding roadways however the noise will not 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.

Short term noises would include construction noises which would occur during approved hours as mandated by the City of Ridgefield and Washington State. Long term noises include increased traffic noise.

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

Construction will only occur during State and City approved work 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.

Parcel 213979000 is currently developed as an RV Park. The other project parcels are vacant land. The parcel to the north is developed with commercial buildings. Parcels to the east are zoned for commercial and employment use; some are vacant while one is developed with a 7-11 store. The parcel to the south is vacant. Interstate 5 borders the site to the west; across I-5 are commercial/industrial uses. The proposed development will not affect current land uses on nearby 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?

It is unknown if the site has been used as working farmland.

- 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: :

No.

- c. Describe any structures on the site.

Three existing buildings exist on site and an existing well.

- d. Will any structures be demolished? If so, what?

All structures will be demolished and the existing well will be properly decommissioned and abandoned.

- e. What is the current zoning classification of the site?

CRB – Commercial Regional Business

- f. What is the current comprehensive plan designation of the site?

GC – General Commercial

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

Not applicable.

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

The Developers GIS Packet for the site shows hydric soils and non-riparian habitat or species may be on site. A Critical Areas Report was prepared by Ecological Land Services (ELS) for the site and determined that there is a wetland on the south portion of Tri-Mountain Station South and an offsite stream to the south. No other critical areas were identified.

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

It unknown at this time how many people will work in this development at the time of full buildout.

- j. Approximately how many people would the completed project displace?

The site was used as temporary lodging for recreational vehicles so the removal of the use will not displace any people.

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

None.

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

By complying with the zoning designation, comprehensive plan, and the City of Ridgefield Municipal Code, the proposal will be compatible with existing and projected land uses.

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

None.

9. Housing

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

Not applicable

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

None.

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

None.

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?

All new building construction will meet City of Ridgefield building codes for commercial development and not exceed the height limit of 65'. Exterior building materials are proposed to be a mix of hardi-plank, metal, wood, and stone.

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

The existing view of open grassy space and the RV Park will be replaced with a commercial development.

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

The development will meet the design standards and landscaping standards set by the City of 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?

When buildings are constructed, there will be light produced from the buildings, streetlights, parking lot lights and cars. Lighting will likely occur from dusk to dawn.

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

Not likely. Onsite lighting has been designed to prevent spillover onto adjacent properties.

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

Traffic from Interstate 5 is a source of offsite glare, but it should not affect the proposal.

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

None.

12. Recreation

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

There are no designated recreations opportunities in the immediate vicinity.

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

No.

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

None.

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.

There are no buildings, structures or sites located on or near the site that are known to be eligible for listing in preservations 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.

None known.

- 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.

An archaeological predetermination study was done by Applied Archaeological Research; their report dated November 13, 2020 is included with this application. No artifacts were found; therefore it was recommended that no further archaeological work was needed.

- 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.

None proposed.

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.

Interstate 5 abuts the development to the west. S 65th Avenue is an existing Collector roadway that is located on the east end of the property and will provide access to the site. Half width improvements will be constructed for this roadway. S Dolan Road is an existing roadway that is located on the south end of the property. Half-width improvements will be constructed for this roadway. New access points onto S 65th Ave are proposed with 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

The Ridgefield Park and Ride is located within ¼ mile of the site.

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

Approximately 120 RV and standard parking spaces will be eliminated. Tri-Mountain Station North will provide 342 new parking spaces, Tri-Mountain Station South will provide 258 new parking places. The development as a whole will provide a total of 600 new parking spaces.

- 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).

The applicant proposes to provide half-width frontage improvements along S 65th Avenue and S Dolan Road. New drive aisles to serve the site will be provided and will meet City of Ridgefield code.

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

No.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Lancaster Mobley Engineering performed a traffic impact analysis. The trip generation summary identifies 103 AM peak hour trips, 319 PM peak hour trips, and an ADT of 3,357. Peak volumes are expected to occur in the PM peak hour (4:00 – 6:00). The trip distribution for the proposed development was derived using the Southwest Regional Transportation Council (RTC) transportation system model.

- 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

No.

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

Payment of impact fees.

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.

Yes, the completion of this development and the construction of new commercial buildings will increase the need for public services in the area.

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

Payment of impact fees at the time of application for a building permit.

16. Utilities

1. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

2. 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.

- ***Electricity – Clark Public Utilities***
- ***Sewer – Clark Regional***
- ***Water – City of Ridgefield***
- ***Natural Gas: NW Natural***
- ***Telephone: Century Link, Comcast***

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.

DocuSigned by:
Amy Zoltie
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Signature:
Name of signee Amy Zoltie
Position and Agency/Organization Project Manager Hurley Development
Date Submitted: 7/28/2021