

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Union Ridge Town Center (URTC)

2. Name of applicant:

URTC Northwest, LLC
c/o Sean Anderson
Barghausen Consulting Engineers, Inc.

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

Applicants:

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Issaquah, WA 98027

URTC Northwest, LLC
915 West 11th Street
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Phone:

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Vancouver, WA 98682
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4. Date checklist prepared:

September 27, 2022

5. Agency requesting checklist:

City of Ridgefield

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

Phase	Responsible	Timing	Details
Phase 1	URTC NW LLC	2023-2024	Mass grading, public roads, regional storm pond(s), all required utilities stubbed to property lines, and establishment of all lots to be developed in the future.
Phase 2	Costco	2024	Buildout the Costco site with a warehouse, parking, fuel facility, and all associated landscape and amenities.
Phase 3-13	TBD	TBD	Remaining lots to be built out with buildings, parking, landscaping, and amenities as established in Phases 1 and 2.

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

The project does not include the development of any additional land beyond what is described in this checklist. North 56th Place may be extended north to North 10th Street in the future in accordance with the adopted City of Ridgefield Transportation Plan.

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

Prepared and Attached:

- Revised Geotechnical Engineering Report, dated December 14, 2021, Prepared by Kleinfelder
- Phase I Environmental Site Assessment Report, dated October 28, 2021, prepared by Pacific Crest Environmental
- Draft Transportation Impact Analysis (TIA), dated August 2022, prepared by Kittelson & Associates, Inc.
- Archaeological Survey for the Union Ridge Town Center, dated September 21, 2021, prepared by Archaeological Investigations Northwest, Inc.
- Addendum Archeological Survey for the area added to the Union Ridge Town Center, dated September 30, 2022, prepared by Archaeological Investigations Northwest, Inc.
- Preliminary Stormwater Technical Information Report (TIR), dated October 2022, prepared by AKS Engineering and Forestry (AKS)
- Critical Areas Assessment and Preliminary Buffer Mitigation Plan, dated October 2022, prepared by AKS

To be Prepared:

- Final Buffer Mitigation Plan to be prepared by AKS
- Final Stormwater TIR reports to be prepared by DOWL and AKS
- Final TIA to be prepared by Kittelson & Associates, Inc.
- CARA Critical Area Report

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.

Applications have been submitted to the City of Ridgefield for Parcels 213971-000 and 214001-000 which could require access from portions of the URTC site or roadways constructed with this proposal.

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

Permits listed below are required for the URTC development:

City of Ridgefield:

- Type II Site Plan Review
- Type I Administrative Adjustment
- Critical Areas Review
- Archaeological Predetermination
- Commercial Building Permit
- Engineering Review Permit
- Grading Permit
- Sign Permit

Clark-Cowlitz Fire Rescue (Costco Fuel Facility):

- UST Review

Southwest Clean Air Agency (Costco Fuel Facility):

- Notice of Construction
- Notice of CARB Testing
- Air Discharge Permit
- Initial Notification for Gasoline Dispensing Facilities
- Notification of Performance Test
- Notification of Compliance Status for Gasoline Dispensing Facilities

Washington Department of Labor and Industries:

- Electrical Permit

Washington State Department of Ecology:

- Underground Storage Tank Notification and Registration (Costco Fuel Facility)
- Fuel Facility Operator Training Certification (Costco Fuel Facility)
- Construction Stormwater General Permit

Washington State Department of Revenue:

- Business License Application – Underground Storage Tank Addendum, and Weights and Measures Addendum (Costco Fuel Facility)

Washington State Department of Agriculture – Weights and Measures (Costco Fuel Facility):

- Placed-In-Service Report

U.S. EPA Region 10 (Costco Fuel Facility):

- Initial Notification for Gasoline Dispensing Facilities
- Notification of Performance Test

- Notification of Compliance Status for Gasoline Dispensing Facilities

U.S. Army Corps of Engineers:

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

The project is a phased site development of the Union Ridge Town Center (URTC). A new commercial development with all the required public improvements and utility connections on the north side of Pioneer Way that also includes a Costco Warehouse with an associated fuel facility will be the first phase constructed in the masterplan.

The Costco project is located on the 17.40-acre (758,026 square feet) Parcel A. The Costco project includes a 160,526-square-foot building and a fuel facility with an 8,136-square-foot fuel dispensing canopy, 12 multi-product dispensers (MPDs), three (3) 40,000-gallon underground storage tanks (USTs) with remote fills, one (1) 1,500-gallon additive UST, a controller enclosure, and associate equipment.

The remaining URTC parcels will be developed with a mix of commercial and food service retail as described in the table below.

Parcel	Parcel Area	Proposed Use	Total Building Square Footage
B	9.80 Acres (427,031 SF)	Pad 'I' – 5,370 SF Retail	5,370 SF
		Pad 'J' – 2,830 SF Restaurant 2,500 SF QSR/Drive-through	5,330 SF
		Pad 'K' – 4,500 SF Retail 2,000 SF Restaurant 1,500 SF QSR/Drive-through	7,000 SF
		Pad 'M' – 61,300 SF Retail	61,300 SF
C	6.71 Acres (292,137 SF)	Pad 'E' – 2,500 SF QSR/Drive-through	2,500 SF
		Pad 'F' – 2,500 SF QSR/Drive-through	1,850 SF
		Pad 'G' – 7,000 SF Restaurant	7,000 SF
		Pad 'H' – 4,500 SF QSR/Drive-through	4,500 SF
D	10.05 Acres (437,557 SF)	Pad 'A' – 8,000 SF Commercial 2,000 SF Restaurant	10,000 SF
		Pad 'B' – 5,000 SF Retail	5,000 SF
		Pad 'C' – 9,000 SF Commercial 2,000 SF Restaurant	11,000 SF
		Pad 'D' – 1,850 SF Coffee QSR/Drive-through	1,850 SF
I	2.35 Acres (102,460 SF)	Pad 'L' – 25,000 SF Retail	25,000 SF

To complete grading for the development, off-site grading will be necessary on Parcels 213978-000 and 214021-000. Grading easements will be obtained for these purposes and will be relinquished with the completion of construction. These two parcels are not included in the overall development.

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 project area includes Parcels 214038-000 (Parcel A), 214039-000 (Parcel B), 214054-000 (Parcel C), 213956-001 (Parcel D), and 986060-219 (Parcel I). The project area is in the Northeast and Northwest Quarter of Section 21, Township 4 North, Range 1 East, Willamette Meridian. The project area has frontage on Pioneer Street to the south. I-5 abuts the eastern property boundaries and access to the project area is gained from a driveway on Pioneer Street.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

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)?

Slopes on site generally range from 1(±) percent to 10(±) percent, with the steepest slope on site at 15(±) percent along the north edge of the site.

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.

According to Clark County GIS, the site contains Gee silt loam (GeB, GeD), Cove silty clay loam (CvA), and Odne silt loam (OdB), and the soils on site range from prime agricultural soils to poor agricultural soils; however, the City of Ridgefield zoning the land for commercial development shows that the site is determined not to be adequate for long-term agricultural use.

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

There are no known 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.

Site grading will occur across the entire development site to provide for the construction of the roads, buildings, parking areas, and pedestrian connections. The estimated amount will include 181,000 cubic yards of cut and 164,000 cubic yards of fill. Excess material will be hauled off site to an approved location. Fill materials will come from on site.

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

Yes, erosion, mainly in the form of silt transfer and dust blow-off, may occur during construction. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicants for site improvements, which will meet or exceed the requirements imposed by the City of Ridgefield and the Washington State Department of Ecology (ECY).

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

Per City of Ridgefield Code, up to 90 percent of the site may be covered by impervious surfaces. The exact total impervious area is not known at this time but will meet the requirements of the City of Ridgefield.

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

Stormwater and erosion control plans will be prepared and implemented in accordance with the City of Ridgefield Municipal Code for proposed site improvements. Other measures include minimal disturbance of soils outside of the construction area, retention of existing vegetation to the maximum extent possible, installation of sediment fencing on downhill sides of construction, soil stockpiles to be covered when not in use, and temporary permanent vegetative cover shall be applied as soon as possible. Other best management practices (BMPs) will be used as needed.

2. Air [\[help\]](#)

- 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.

Development of the site, as proposed, is not anticipated to result in significant impacts to existing air quality. The primary air quality impacts would be related to the demolition and construction activities, future vehicle traffic by customers, and service/delivery vehicles. With the addition of new vehicle trips, as described in Section 14 (Transportation), the project will result in a minor increase in air emissions.

During construction there will be equipment using gasoline or diesel fuels that will emit exhaust. Construction vehicles are regulated by the state of Washington for emissions. These emissions will be temporary in nature and will not have lasting or harmful effects on the project or adjacent properties. There may be airborne dust particles affecting air quality during the demolition and grading phases of the project. The amount of airborne dust particles will be controlled via watering and other dust control measures.

Following construction, there will be an increase in air emissions at the site resulting from the increase in customer vehicles as described in Section 14 (Transportation). However, many residents in Ridgefield are already Costco members and having a Costco Warehouse in their community will likely significantly reduce the amount of vehicle miles they will have to drive reducing the overall amount of emissions.

Additionally, the Costco fuel facility will emit gasoline vapors into the atmosphere; however, these emissions will be controlled by Stage I vapor control equipment, as required by the Southwest Clean Air Agency, and will comply with the requirements of the air discharge permit described in Section A (10) of this report.

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

Off-site sources of emissions or odor that may affect this project are exhaust emissions from vehicles traveling along adjacent streets (Pioneer Street, I-5, and North 10th Street), but these are not anticipated to impact this project.

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

During construction, the implementation of the approved erosion control plans and use of certain construction equipment will reduce or control air emissions. For example, dust particles will be controlled by sprinkling the site, as necessary, before and after clearing and grading activities. The use of construction entrances with wheel washing will minimize off-site transport of soils and minimize dust in the right-of-way. Construction vehicles are typically equipped with factory installed mufflers and spark arrestors to control emissions.

3. **Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

Yes. AKS natural resources biologists completed a Critical Areas Assessment and Preliminary Buffer Mitigation Plan, dated October 2022, which identified three wetlands (Wetland A, B, and C) and three streams (Allen Creek, Water 1, and 2).

Wetland A is a palustrine emergent slope wetland located in the norther portion of the site. Wetland B is a palustrine emergent and scrub-shrub slope wetland located in the southern portion of the site. Wetland C is a palustrine emergent and scrub-shrub slope/depressional wetland located off site to the west.

Allen Creek is a Type F stream that enters the site through a 30-inch diameter concrete culver under I-5 and flows westerly through a ditched channel within Wetland A. Water 1 is a Type F unnamed tributary to Allen Creek in the southern portion of the site that flows between segments of Wetland B. Water 2 is a Type F unnamed stream in the southwest corner of the site that flows southerly into a 36-inch diameter corrugated metal pipe culvert under Pioneer Street into a tributary for Allen Creek.

- 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, site plan development, including grading, stormwater facility construction, paving, and building construction, and roadway construction will occur within 200 feet of all waters on site. The plans are included with the application materials.

- 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.

Wetland fill will be required to construct a portion of North 56th Place, which is a collector street identified on the City's transportation plan. 12,450(±) cubic yards of fill will be placed in Wetland B for the construction of North 56th Place.

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

No surface water withdrawals or diversions will be required to complete the project.

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

No, the proposed is not within a 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.

No waste materials will be discharged to surface water.

b. Ground Water: [\[help\]](#)

- 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.

The proposed development will connect to City water for all potable and irrigation water needs. No groundwater withdrawal will be required for this project.

- 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.

The proposed development will connect to Clark Regional Wastewater District sewer lines. No waste will be discharged into 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.

Stormwater runoff will be generated from new impervious surfaces on site, including buildings, parking lots, sidewalks, and roadways. Runoff from the northeast portion of the development will be collected on site and conveyed to a pond in the northeast corner of the site for treatment and detention before being discharged to Wetland A. Runoff from the southwest portion of the site will be collected on site and treated prior to conveyance to the detention pond in the southwest corner of the site where it will be detained before being discharged to Water 2. All discharge will occur at rates allowed by the City of Ridgefield Code.

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

Surface and/or ground waters could be contaminated by runoff containing nonpoint sources of pollution (e.g., oil and/or gasoline from parked cars in the parking lot). However, the water quality measures will substantially limit the chance that waste materials could enter ground or surface waters.

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

The proposed project will not alter or affect the drainage patterns in the vicinity of the site.

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

The project will meet all applicable requirements of the City of Ridgefield and ECY to manage stormwater runoff. The project will be reviewed by the City of Ridgefield to ensure that these standards are met. The Applicants understand that any spill warrants an immediate response with appropriate remediation measures.

4. **Plants** [\[help\]](#)

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ 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

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

The majority of the site is covered in grass with some existing areas of shrubs and a few trees. Much of the existing vegetation will be removed as part of the development of the URTC project. Post-development landscape will include manicured site landscape including native plant materials, as well as buffer mitigation plantings with native plant material.

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

There are no known threatened or endangered species 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:

New landscaping will be designed and installed according to the City of Ridgefield requirements. Landscape Plans will be designed by a licensed landscape architect and submitted to the City of Ridgefield for review and approval.

The proposed landscaping for the development will include native and introduced evergreen and deciduous shrubs, trees, and groundcover along with manicured planting beds and lawns. Buffer mitigation plantings with native plant material will be planted to mitigate for buffer impacts and improve the habitat within the critical area buffers.

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

Himalayan blackberry and reed canary grass.

5. **Animals** [\[help\]](#)

- 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: rabbits, squirrels

fish: bass, salmon, trout, herring, shellfish, other: None Observed

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

An environmental assessment prepared for the Costco phase of development determined that there are no known threatened or endangered species existing within the URTC development area.

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

The URTC development area is located within the Pacific Flyway for migratory birds, and the Ridgefield National Wildlife Refuge is located to the west along the Columbia River and is frequented by migrating birds.

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

Project landscaping may provide enhanced habitat for bird species. Buffer mitigation plantings within the wetland buffers will provide enhanced habitat for wildlife.

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

To our knowledge, no invasive species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- 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.

For the Costco building, electric energy will be used for lighting, heating, refrigeration, and other mechanical equipment. Natural gas will be used for cooking equipment. The remaining URTC development will utilize the same energy sources for the proposed commercial, retail, and restaurant uses.

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

Due to the site grades and building placement, the project is not expected to 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:

The Costco development will use a heat recovery system, computer-controlled lighting, LED lighting, and recycled materials during construction. No other specific energy conservation measures are proposed at this time beyond meeting all applicable requirements of the City of Ridgefield Building Code.

7. Environmental Health [\[help\]](#)

- 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.

Heavy equipment and a variety of materials will be utilized to construct the project. Environmental hazards during construction are limited to standard risks associated with site and infrastructure construction.

The Costco development includes a fuel facility, and there are potential environmental health hazards associated with this use, which include exposure to gasoline and diesel during refueling of automobiles, risk of fire, and the potential for contamination of the environment by petroleum products in the unlikely event of a spill or release of fuel from the underground storage tanks, product lines, or dispensers. However, the tank and fuel systems are design in accordance with all local, state, and federal regulations, and are required to be tested to demonstrate compliance with California Air Resource Board standards, as required by the Southwest Clean Air Agency.

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

An environmental assessment was prepared for the Costco phase of the project area, which determined that there are no known recognized environmental conditions on site. The environmental assessment also determined that there are no known potential recognized environmental conditions that could originate from historic uses within the overall project area. The remainder of the URTC project has no known or possible contamination from present or past uses of the site.

- 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.

Based on an environmental assessment conducted for the Costco phase of the development, there are no known hazardous conditions on site or within the surrounding development area that would affect the project.

- 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.

Generally speaking, no new environmental health hazards are introduced to the site with the URTC development. The Costco development includes a fuel facility and there are potential environmental health hazards associated with this use, which include exposure to gasoline and diesel during refueling of automobiles, risk of fire, and the potential for contamination of the environment by petroleum products in the unlikely event of a spill or release of fuel from the underground storage tanks, product lines, or dispensers. However, the tank and fuel systems are design in accordance with all local, state, and federal regulations, and are required to be tested to demonstrate compliance with California Air Resource Board standards, as required by the Southwest Clean Air Agency. No other extraordinary health risks are foreseen.

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

No special emergency services are anticipated upon completion of the project. The required fire, police, and ambulance services are consistent with the levels anticipated for commercial developments of this type.

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

Generally, contractors will be expected to comply with applicable local, state, and federal regulations relating to the construction and operation of the project. All construction is anticipated to be inspected according to industry requirements.

The design and construction of the gasoline and diesel facility provides a number of features to reduce and control the potential for environmental health hazards, including:

- Emergency shutoff switches located at the site in accordance with International Fire Code Standards and local requirements;
- Fire extinguishers provided in accordance with International Fire Code Standards and local requirements;
- Underground Storage Tanks and piping constructed out of fiberglass with double-walled containment to provide protection against rupture and/or leakage and help prevent corrosive deterioration of the walls, which helps prevent subsequent contamination of surrounding soils;

- Interstitial monitoring within the inner walls of the tanks and piping of the underground fuel system to detect any possible leaks, immediately notify the facility operator if they do occur, and shut down any faulty portion of the system;
- Pressure checking the system to the manufacturer's specifications to detect pressure loss and rectify the problem before covering and paving over tanks;
- Additional primary and secondary containment equipment and spill-prevention features including overfill prevention (OPW automatic shutoff drop tubes risers), gravity return of the undispensed product, flex-joints at tanks, and breakaway/impact valves at the dispensers;
- Employees trained in emergency procedures to help avoid the release of fuel into the environment, prepared with an on-site hazardous spill prevention plan and supplied with clean-up kits designed for the facility;
- Drivers trained in transport, delivery, safety, and fuel containment procedures; and
- Stage I vapor recovery systems to reduce the amount of fuel vapor released at the time of fuel delivery to the underground storage tanks (Stage I).

b. Noise

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

Noise generated in the vicinity of the site generally consists of vehicles traveling on the adjacent rights-of-way and is not anticipated to 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.

Noise associated with construction activity at the project site will vary as construction progresses and depending on the equipment being used. After construction, noise will continue to be generated by automobile traffic and delivery truck traffic. These noise levels are anticipated to remain consistent with levels expected for a commercial development of this type.

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

The project will be compliant with the exterior sound level limits described in the State Maximum Environmental Noise Levels (Ch.173-60 WAC). Construction activities will also be limited to specific days/time stated in Section 9.14.010 of the City of Ridgefield Code. If noise is expected to exceed allowed maximum levels, notification will be provided to City staff and neighboring property owners in advance.

8. Land and Shoreline Use [\[help\]](#)

- 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.

The project area consists primarily of vacant land used for agricultural purposes. No permanent or temporary structures are located within the project area. To the west, the existing land is forested and includes residential development beyond that. Land use to the north is generally agricultural with residential development further beyond. Interstate 5 is located along the eastern property boundary and Pioneer Street is located along the southern property boundary with commercial development on the other side of the street.

- 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?

The project area was used primarily as agricultural land in the past. The current use for the project area is expected to be for commercial development in accordance with the Commercial Regional Business land use zone and General Commercial land use type described for Zone 2 of the Ridgefield Junction Subarea Plan and the City of Ridgefield Urban Area Comprehensive Plan (RUACP), in which the project area is located. The project does not convert any agricultural or forest land of long-term significance.

- 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:

The project will not be affected by agricultural or forest land uses originating from the surrounding properties.

- c. Describe any structures on the site.

There are no existing structures within the URTC project area.

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

There are no existing structures requiring demolition within the URTC project area.

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

The entire URTC project area is zoned Commercial Regional Business (CRB).

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

The RUACP land use designation for the project area is General Commercial (GC).

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

The project area is not included within the Shoreline Master Program.

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

Clark County GIS indicates the possible presence of wetlands, streams, and riparian habitat area. AKS natural resources biologists completed a Critical Areas Assessment and Preliminary Buffer Mitigation Plan, dated October 2022, which identified three wetlands (Wetland A, B, and C) and three streams (Allen Creek, Water 1, and 2) with associated riparian habitat buffers. The project area is also located within a Category 2 Critical Aquifer Recharge Area. A critical area report for the fuel station within the Category 2 CARA demonstrating compliance with the City of Ridgefield requirements will be provided with final engineering review.

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

The URTC project does not include any residential development. Upon completion of the Costco phase of the development, approximately 425 employees will work on the premises. The number of employees associated with the remaining phases of the URTC development is undetermined at this time and will be based upon the employment needs of the final occupants of the developed site.

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

The land is currently vacant and the URTC development will not displace any residents or employees.

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

The project will not displace any residents or employees, and no mitigation measures are required.

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

The project will be reviewed following the City's Type II Site Plan review process and developed in compliance with the requirements of the approved Development Agreement and the City of Ridgefield Code. Costco and the City of Ridgefield are entering into a Development Agreement to ensure the project complies with the City's Comprehensive Plan and Zoning provisions, and that appropriate infrastructure improvements are also installed to support the development. URTC Northwest anticipates entering into a separate Development Agreement with the City to ensure the larger, phased portion of the development maintains a similar character throughout the development and life of the project. The project will connect with neighboring parcels in accordance with the City's Transportation Plan.

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

There are no agricultural and forest lands of long-term significance that will be impacted by the URTC development.

9. *Housing* [\[help\]](#)

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

The URTC development does not include any future residential development.

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

The URTC project area is currently vacant and will not remove any existing housing.

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

No impacts are proposed; therefore, no measures are proposed.

10. *Aesthetics* [\[help\]](#)

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

The Costco building constructed during the first development phase is roughly 35 feet tall at the highest point and is within the maximum height allowed by the City Zone Design Standards. Exterior materials primarily include a combination of architectural metal siding panels with premium finishes, stucco-finished metal panel, and architectural masonry units with different face patterns including split-faced, ground face, and integral color. The building entrance uses stone-wrapped pilasters, heavy steel members to evoke a heavy timber structure highlighting the main entrance of the building. Roll-up glass doors flank either side of the main entry. When open, typically throughout the summer, these openings create an arcade on either side of the main entry that provide additional amenities and detail to the design of the building and the site. Accented metal canopies with tiebacks provide further detail to these architectural features.

The remaining buildings in the rest of the development will go through a separate Site Plan review with the City at the time of site plan application for those phases. The proposed buildings will meet height requirements for the zone and will be constructed to be consistent with the Costco and design guides line in the City of Ridgefield Code.

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

No views will be substantially obstructed by the project. Zoning and setback requirements that govern the placement of the buildings on the site will control views required for safety or aesthetics.

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

Potential aesthetic impacts have been mitigated by careful and thoughtful design of the site and the new building to remain consistent with the requirements of the City of Ridgefield and Costco's branding and design. Additionally, Costco is entering into a Development Agreement with the City of Ridgefield to ensure that landscape and setback buffering will be used to reduce the visual impact of the building from adjacent streets and lots. The remaining phases of the URTC project will be designed to address the context-sensitive design standards and follow the hierarchy in building

design established for the project in order to ensure consistency throughout the development area in accordance with the City of Ridgefield Design Standards.

11. Light and Glare [\[help\]](#)

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

No light or glare is expected to occur from construction activities. Upon project completion, primary light impacts will be generated from exterior lighting associated with the newly constructed buildings, parking lot lights, and streetlights. Any lighting impacts of this nature will occur during the evening hours and during the late afternoon in the winter months. Exterior lighting for the proposal will consist of wall-mounted exterior lights, lot lights, and streetlights with single and multiple lamps appropriately spaced according to a photometric analysis. All fixtures are down lights and placed to ensure that no light trespass will occur.

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

Light and glare from the finished project are not anticipated to be a safety hazard or interfere with views. The proposed perimeter landscaping will be designed to minimize glare from headlights on adjacent streets and properties.

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

Existing off-site sources of light include streetlighting and headlights from automobiles on the adjacent roadways. These are not expected to adversely affect this proposal.

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

Lighting will be developed to meet the City lighting standards for glare reduction, light levels and fixture types, and conform to the photometric and light detail plans included as part of the Site Plan review documentation. Specifically, fixtures for parking lot and building lighting are designed to cut off light spill and reduce potential off-site glare.

12. Recreation [\[help\]](#)

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

No known designated recreational opportunities are located within the immediate vicinity of the project area.

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

The 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:

No mitigation measures are necessary due to the absence of any recreational areas on or near the site.

13. Historic and cultural preservation [\[help\]](#)

- 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 existing structures or historical sites located within the project area.

- 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.

An Archaeological Survey was prepared by Archaeological Investigation Northwest, Inc. (AINW), dated September 21, 2021, with an addendum prepared September 30, 2022, for the project area. The surveys identified two archaeological resources, which were identified as very sparse scatters of subsurface artifacts recovered from likely disturbed contexts, and that it is unlikely that significant stratified deposits are present in the area. Both resources are recommended as not eligible for listing in the National Register of Historic Places (NRHP). No further work is necessary for the URTC project.

- 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.

The Archaeological Survey completed by AINW included a pedestrian survey with parallel transects of the site spaced no more than 10 meters apart and 66 shovel tests conducted throughout the project area. The survey also included background research of previous studies done within the area and a review of historic maps. The surveys have been uploaded to the Department of Archaeology and Historic Preservation for review.

- 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.

AINW recommends that both the resources discovered during site testing are not eligible for listing in the NRHP and no further work is necessary for the development of the URTC project. If any artifacts are discovered during construction, work will stop in the vicinity and the applicant will notify DAHP, the affected Tribes, and the City.

14. Transportation [\[help\]](#)

- 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.

The URTC project area is located on property north of Pioneer Street (SR 501) and west of Interstate 5 (I-5) in Ridgefield, Washington, and is currently vacant. Access to the site is proposed via a future north leg of the existing 56th Place/Pioneer Street roundabout and a proposed right-in/right-out access on Pioneer Street west of 56th Place along the site's western boundary.

- 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 site does not have a stop along its frontage; however, the surrounding area is served by C-Tran Route 48 with the nearest existing stop located on the south side of Pioneer Street and South 56th Place, in front of the Vancouver Clinic. The route and stop will not be impacted by the project.

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

The project area is currently vacant and does not eliminate any existing parking. The Costco phase of the development includes 825 parking stalls and requires an Administrative Adjustment to the City's maximum parking allowance, which is processed concurrently with the Site Plan Review Process. The remaining phases of the URTC project are anticipated to require a minimum of 494 parking stalls. The URTC project will include a minimum of 1,319 parking stalls for the overall development area.

- 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 Transportation Impact Analysis prepared for the project determined that modifications are required along Pioneer Street (State Highway 501) to accommodate the project. Specifically, the construction of a 275-foot westbound right-turn deceleration lane along Pioneer Street into the western-most site access point; during the project Phase 1 - construction of the north leg of the roundabout at the 56th Place/Pioneer Street entrance, along with modifications to provide circulation for dual southbound left turns; during project Phase 2 – addition of an exclusive westbound right-turn lane and southbound right-turn lane. Existing pedestrian crossings in the vicinity of the 56th Place/Pioneer Street roundabout will be incorporated into the roundabout improvements, and sidewalks will be provided along the site frontage of the project.

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

The project does not include the use 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?

The Phase 1 Costco Warehouse and Costco fuel station are estimated to generate approximately 6,655 net new daily trips. Full buildout of Phases 1 and 2 is estimated to generate approximately 8,593 net new daily trips. Trip generation for Phase 1 was developed based on information collected at representative Costco Warehouses. Trip generation for Phase 2 was developed based on ITE Trip Generation Manual, 10th Edition. Trucks are expected to account for less than one (1) percent of daily site trips.

- 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.

The project will not interfere with or be affected by the movement of agricultural or forest products on the surrounding street network.

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

The following lane configurations are recommended at the proposed site access locations on Pioneer Street:

- **Pioneer Street/Site Access A:**

- Construct a westbound right-turn deceleration lane with a length of 275 feet (inclusive of a 100-foot taper).

- **56th Place/Pioneer Street:**

- Phase 1 Site Development: Construct the fourth (north) leg of the roundabout to provide a southbound left-turn lane and southbound shared left/through/right-turn lane. Modify the existing roundabout to provide circulation for dual southbound left-turns.
- Phase 2 Site Development: Add an exclusive westbound right-turn lane and southbound right-turn lane.

The future 56th Place and east/west connection will have three-lane cross-sections within the site. To accommodate site traffic, the following additional treatments are recommended at the proposed internal site access locations and intersections:

- **Site Access C: East/West Connection/North/South Connection:**

- Install all-way stop control with site development. In the future when the east/west connection is extended to the west, it is assumed that this intersection will be converted to two-way stop control with the northbound and southbound approaches stopped.

- **Site Access E/East/West Connection:**

- Construct a westbound right-turn deceleration lane with a length of 100 feet (inclusive of a 40-foot taper).

- **Site Access F: East/West Connection/56th Place:**

- Construct a roundabout with a northbound left-turn lane and shared through/right, with single lane approaches on all other legs.

- **Site Access H/56th Place:**

- Restrict turning movements to left-in, right-in, and right-out only with directional median.

- **Site Access I/56th Place:**

- Restrict turning movements to right-in and right-out only with median.

15. Public Services [\[help\]](#)

- 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.

The URTC does not require an increase in need for public services beyond the levels anticipated for commercial development planned for in the Comprehensive Plan.

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

The proposed development will pay all applicable impact fees.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

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

- 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.

Water:	Clark Public Utilities
Sanitary Sewer:	Clark Regional Wastewater District
Electricity:	Clark Public Utilities
Solid Waste:	Waste Connections
Telephone:	Century Link
Natural Gas:	Northwest Natural

The Project Area is currently vacant and does not include any public utilities or services on site. Water, Electricity, Sewer, Natural Gas, and Telephone services are located within the Pioneer Street right-of-way and will be extended to the parcels through proposed easements or right-of-way with future development. Refuse services are available to the project area.

C. Signature [\[HELP\]](#)

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 Sean Anderson

Position and Agency/Organization Senior Planner, Barghausen Consulting Engineers, Inc.

Date Submitted: November 4, 2022