



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

Kemper Loop PUD
File No. PLZ-18-0107

File Name: PLZ-18-0107 Kemper Loop PUD

Date Published: October 29, 2018

Today's Date: October 29, 2018

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 twenty-one (21) days of the DNS publication date of October 29, 2018. The lead agency will not act on the SEPA DNS until the close of the 21-day **comment period which ends at 5:00 PM on November 19, 2018**.

Please address any correspondence to: Ridgefield Community Development Dept.
RE: SEPA – Kemper Loop PUD PLZ-18-0107
P.O. Box 608
Ridgefield, WA 98642

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Kemper Loop PUD
File No. PLZ-18-0107

Date: October 29, 2018

Proponent: Trevor Hayward, Lamar-Crab, LLC

Description of Proposal: The proposal is to develop 53 single-family detached residential lots, and associated infrastructure improvements, in the RLD-6 zone.

Location: No addresses. #54 and #73 of S20 T4N R1E WM, Assessor's #213755000 (8.94 ac) and #213794000 (9.97 ac).

Project Proponent & Contact Persons:

Applicant: Trevor Hayward, Lamar-Crab, LLC. 400 E Evergreen Blvd / Vancouver, WA 98660.

Applicant's representative: Thomas Ellis, Hayward Uskoski and Associates, Inc. 1101 Broadway St #130 / Vancouver, WA 98660. Contact: 360.635.5478, thomas@huaconsulting.com

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 on request at Ridgefield City Hall 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 21 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 Monday, November 19, 2018**. The City will conduct a hearing on the proposal on **Monday, November 26, 2018 beginning at 6:30 PM at the Ridgefield Community Center, 210 N Main Ave, Ridgefield, WA 98642**. The public is invited to present testimony.

Responsible official: Jeff Niten
Position/title: Community Development Director **Phone:** (360) 857-5013
Address: P.O. Box 608, 230 Pioneer St
Ridgefield, WA 98642
jeff.niten@ci.ridgefield.wa.us

Signature:

Jeff Niten, Community Development Director

Issued: April 11, 2018

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.

SECTION H

SEPA CHECKLIST

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:

Kemper Loop PUD

2. Name of applicant:

Developer:

*Trevor Hayward
Lamar Crab, LLC*

Applicant/Contact:

*Thomas Ellis
Hayward Uskoski and Associates*

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

Developer Address:

*Lamar Crab, LLC
400 E Evergreen Blvd. #202
Vancouver WA 98660*

Applicant/Contact Address:

*Hayward Uskoski and Associates, Inc.
1101 Broadway St # 130
Vancouver, WA 98660
360-635-5523*

4. Date checklist prepared:

09/10/2018

5. Agency requesting checklist:

City of Ridgefield

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

The proposed development is anticipated for construction in 2019

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

No further additions anticipated

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

- *Critical areas reports including habitat determination*
- *Geotechnical engineering report including geohazards*
- *Archaeological Pre-Determination*
- *Transportation Impact Study*

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.

The project is being submitted for preliminary Planned Unit Development application with the City of Ridgefield. This SEPA checklist was completed in conjunction with the aforementioned application.

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

Preliminary Plat approval, Planned Unit Development approval, Grading Permits, Engineering Permits, NPDES, SWPPP, Final Plat, Building Permits

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 applicant is proposing to subdivide 18.70 acres into a 53 lot single-family residential planned unit development. The project is designed around natural features to protect critical areas such as slopes and wetlands.

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 a 18.70 acre parcel comprised of (2) tax lots (213755000, 213794000) described as NW 1/4, S20, T4N, R1E. The site is located at approximately 213755 N 32nd Ave, Ridgefield WA 98660.

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

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

a. General description of the site:

(circle one): **Flat**, rolling, hilly, **steep slopes**, mountainous, other _____ **forested**
One tax lot is mostly flat, one tax lot is steep and densely treed.

- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 10.52 acres of the site is flat or slightly sloped. The remaining site area is steeply sloped towards a wooded ravine. The steepest natural slopes on site according to Clark County GIS are approximately 30%, located within the ravine area.
- 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 GIS packet, soils are Gee silt loam (GeB, GeD, GeE) and Odne silt loam (OdB).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Per the Columbia West Geotechnical Site Investigation, dated 07/02/2018, attached to this application: "There was no direct evidence of large-scale mass slope movements or historic landslides [on site]"
- 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.
Materials will be imported for the construction of infrastructure associated with roads and utilities. Import should be limited to crushed rock and other roadway materials. Generally, grading will be minimal, due to the flat topography of the 10.52 acre area intended to be developed. Grading will be limited to the developable area and the stormwater detention facility, which is located at the base of the ravine.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
While erosion is possible during construction activity, it will be prevented by best management practices and appropriate erosion control measures which will be implemented to prevent erosion during construction activities. Practices will be in accordance with Ridgefield Municipal Code (RDC) 18.755.010.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Site impervious surfaces are not expected to exceed 35% of the total site area upon completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The engineer will prepare a detailed erosion control plan prior to construction. Best management practices such as silt fencing and inlet protection will be implemented to control erosion. Best management practices will be maintained for the duration of construction and until permanent vegetation and

landscaping is established for long term erosion control. The steep gorge area where erosion could occur is not intended be developed, following the geotechnical engineer's recommendation.

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.
During site development and building construction there will be exhaust emissions and dust particulates generated by construction vehicles and equipment. When the proposed residential units are completed, air emissions will be limited to those associated with residential development.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no off site sources of emission/odor that will affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water or other approved dust suppressants will be utilized as needed for dust control during construction. Emission control measures for vehicles and equipment are regulated under the Ridgefield Municipal Code, Washington State Department of Ecology (DOE) and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

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.
A tributary of Gee Creek crosses the NW corner of the site. Gee Creek is a year-round, non fish bearing stream. The creek flows to Lake River and on to the Columbia River. The creek flows out of the wetland.
 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.
The main development will be further than 200 feet from the creek and wetlands. A pedestrian trail will be added to access the ravine, within the wetland buffer. A stormwater detention pond is also proposed in this area. These uses are permitted by RDC 18.280. Reference the attached plans for the proposed locations.

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.
No fill or dredge material will be placed in or removed from wetlands or surface waters.
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
The proposal will not require surface water withdrawals or diversions.
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The proposal (including the proposed stormwater detention pond in the ravine) does not lie within the 100-year floodplain.
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.
The proposal does not involve any discharges of waste materials to surface waters.

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.
Groundwater will not be withdrawn from an on site well. Instead, water will be provided by existing city utility network for drinking and other residential purposes. Water will not be discharged to groundwater, other than by typical residential uses.
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 City of Ridgefield will provide sewer service for the development.

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.

Impervious surfaces will generate runoff on the site. Stormwater will be conveyed to stormwater facilities. Runoff will be treated, contained and released according to RDC 13.75.

2. Could waste materials enter ground or surface waters? If so, generally describe.
No waste materials from the site will enter surface streams or wetlands.
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The proposed development may alter some drainage patterns within the development area due to the proposed impervious surfaces and stormwater conveyance systems; however any changes will not affect property located outside of the site boundary. Typical stormwater containment and mitigation processes which will be according to RDC 13.75.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Stormwater runoff from the development will be collected, treated and discharged per RDC 13.75. The proposal will meet and or exceed the City of Ridgefield's water quality and quantity standards. Drainage patterns and capture will be reviewed as part of the Grading Permit application process.

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

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

_____ **deciduous tree:** alder, maple, aspen, other: **Oregon White Oaks**
_____ **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

Other plants common to the area exist on site.

- b. What kind and amount of vegetation will be removed or altered?
Proposed site development will require clearing and grading of approximately 56% of the total site area. The area requiring clearing and grading is predominantly pasture grass and some dispersed mature trees. Areas of vegetation within the critical areas buffers will not be removed or altered, with the exception of the area intended for the stormwater detention facility. This facility will meet all landscape and vegetation requirements of RDC 18.725.

- c. List threatened and endangered species known to be on or near the site.
No threatened or endangered species are known to be 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:
Site will be landscaped in compliance with RDC 18.725.
- e. List all noxious weeds and invasive species known to be on or near the site.
Blackberry plants are prevalent throughout the site. No other noxious weeds are known to be on the site.

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

Other small animals common to the area may exist on site.

- b. List any threatened and endangered species known to be on or near the site.
No threatened or endangered species are known to be on or near the site
- c. Is the site part of a migration route? If so, explain.
Site is within Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
Approximately 44% of the site will be left as open space. Wetlands and forested stream corridors provide the richest habitat areas on the site and will be left in their natural state.
- e. List any invasive animal species known to be on or near the site.
No invasive animal species known to be on 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.
Electric and natural gas will be used to meet the project energy needs.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would not affect 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:
Construction of energy-efficient homes will lower heating and cooling demands year-round.

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.

None anticipated as this is a residential site.

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

No known sources of contamination on 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.

There are no hazardout chemicals/conditions that would affect project development/design.

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 toxic chemicals intended to be stored used or produced during the project's development. The project is proposing single family dwellings, built with typical building processes/materials. There may be small quantities of chemicals associated with the building process used on site during the housing construction.

4. Describe special emergency services that might be required.

No special emergency services will be required.

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

None proposed.

b. Noise

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

Noise from traffic is expected to be typical of a residential subdivision

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.
Levels of short term noise are consistent with those generated by the construction of a residential subdivision. Construction activities will occur within the allowed timeframes established by the municipal code. In the long term, the development will generate typical noise sources/levels associated with residential developments.
3. Proposed measures to reduce or control noise impacts, if any:
None proposed

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 site is currently vacant. The surrounding properties are low density, single family residential on three sides and forest use on one side. The development will not affect the land uses on adjacent/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?
The site may have historically been used as farmlands, but is currently vacant. The site contains some treed areas, although this area is not proposed for development. Around 56% the site will be developed into a single family residential development.
 - i. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No operations will be affected.
- c. Describe any structures on the site.
There are two structures on the site. One is an empty/abandoned house near the stream. The other is an abandoned shed near the northeast corner of the site.
- d. Will any structures be demolished? If so, what?
The existing structures will be demolished.
- e. What is the current zoning classification of the site?
RLD-6
- f. What is the current comprehensive plan designation of the site?

UL – urban low density

- g. If applicable, what is the current shoreline master program designation of the site?
The site is not currently included in the shoreline master program designation.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The NW corner of the site (within the ravine area) is classified as a wetland by the county. A large portion of the west lot within the site is classified as a geologic hazard area by the city.
- i. Approximately how many people would reside or work in the completed project?
Approximately 135 people would reside in the completed project. There are no employment centers intended within the development.
- j. Approximately how many people would the completed project displace?
No people would be displaced by this project.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The site is zoned as low density single family residential. The site is designated urban low density in the comprehensive plan. The development complies with the zoning uses and land use plan.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The development intends to provide 53 lots. A range of lot sizes will be provided. The housing units will be determined later on in the project timeline.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No habitable units would be eliminated by the proposed development.
- c. Proposed measures to reduce or control housing impacts, if any:
None 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?
Structures will not exceed 35 feet, which is permitted by the RDC. Exterior building materials will be wood, brick or stone.
- b. What views in the immediate vicinity would be altered or obstructed?
The views of open space from a small number of existing, neighboring residential homes will be removed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Landscaping measures will be taken to reduce aesthetic impacts per the requirements of RDC 18.725.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light from residential units will occur mainly in the early morning and evening. Streetlighting will be used in accordance to RDC 18.715.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No safety hazards from light or glare are anticipated.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None proposed.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Green Gables playground is located within 0.25 miles from the site. Ridgefield National Wildlife Refuge is located around 2.5 miles from the site.
- 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:
The approximately 8.18 acres of open space will include soft surface pedestrian trails for outdoor recreation.

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.

An archaeological predetermination has been completed by Archaeological Services, LLC, dated 6/19/2018. An existing outbuilding was of interest to the predetermination as it was constructed prior to 1968. The building does not meet any criteria for eligibility to list on any local, state, regional or the National Register of Historic Places. The predetermination determines that the project can proceed as planned and this building can be removed. Reference the archaeological predetermination attached to this checklist.

- 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 predetermination has been completed (see above). A single precontact lithic isolate was found in one of the test probe sites. The isolate has been recorded with the Washington State Department of Archaeology and Historic Preservation. The predetermination determines that the project can proceed as planned and that no further archaeological work is recommended at this time. Reference the archaeological predetermination attached to this checklist.

- 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 and survey of the site has been conducted. This project will not impact cultural or historic resources.

- 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.

Not applicable, hence none proposed.

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 site will be accessed by NE 32nd Court. Reference the attached site plans.

- 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?
C-Tran (local transit operator) operates a dial-a-ride service in Ridgefield, which would cover the proposed site.
- 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 will provide a driveway and garage for every unit in the development. No parking will be eliminated.
- 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).
New public roads will be required to provide access to new residential units. The new local access roads will be 48' wide within the development. A half width improvement to the existing county right of way will be completed on the east boundary of the site.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
None of the above transportation methods will be used.
- 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?
A traffic study is attached to this application. The project would create 530 trips per day including 53 peak hour 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.
Proposal will not affect movement of agricultural/forest products in the area.
- h. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

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 project intends to provide additional 53 single family residential units resulting in approximately an additional 135 people. Public services would be required to serve these additional people.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees and taxes associated with the development will help offset impacts to public services proportional to the increased need generated by this project.

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

- a. Circle utilities currently available at the site:

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

other _____

Existing utility lines run below NE 32nd Ave. Existing utilities will be extended into the development to provide service to new residences.

- 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.

Proposed utilities include electricity (Clark Public Utilities), natural gas (NW Natural), telecommunications, water and sewer (Clark Public Utilities), and garbage (Waste Management).

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 _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.