



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

Paradise Found PUD

File No. PLZ-18-0095

File Name: PLZ-18-0095 Paradise Found PUD

Date Published: November 27, 2018

Today's Date: November 27, 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 fourteen (14) days of the DNS publication date of November 27, 2018. The lead agency will not act on the SEPA DNS until the close of the 14-day **comment period which ends at 5:00 PM on December 11, 2018**.

Please address any correspondence to: Ridgefield Community Development Dept.
RE: SEPA – Paradise Found PUD PLZ-18-0095
P.O. Box 608
Ridgefield, WA 98642

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Paradise Found PUD
File No. PLZ-18-0095

Date: November 27, 2018

Proponent: Joel Stirling, Stirling Design, Inc.

Description of Proposal: The proposal is to develop 296 single-family residential lots, including two cottage clusters, with associated infrastructure improvements, using PUD provisions.

Location: 28216 NW 31st Ave / Ridgefield, WA 98642. #73-90 of S17 T4N R1E WM, Assessor's #213065000-213082000, 111.72 acres.

Project Proponent & Contact Persons:

Applicant: Joel Stirling, Sterling Design, Inc. 2208 E Evergreen Blvd / Vancouver, WA 98661. Contact: 360.759.1794, joel@sterlingdesign.biz

Property Owner: Milton O. Brown. 8320 NE Hwy 99 / Vancouver, WA 98665. Contact: 360.771.8800, mobinv@comcast.net

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 14 days from the date of issuance. Comments on the DNS must be submitted to the responsible official c/o the Ridgefield City Clerk by **5:00 PM on Tuesday, December 11, 2018**. The City will conduct a hearing on the proposal on **Tuesday, December 18, 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: November 27, 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.

TAB 8
STATE ENVIRONMENTAL POLICY ACT 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

1. Name of proposed project, if applicable:

Paradise Found PUD Subdivision

2. Name of applicant:

STERLING DESIGN, INC.

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

**Joel Stirling, PE
STERLING DESIGN, INC.
2208 E. Evergreen Blvd
Vancouver WA 98661
(360) 759-1794**

4. Date checklist prepared:

November 13, 2018

5. Agency requesting checklist:

City of Ridgefield WA

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

Full buildout of all phases is anticipated by 2020

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

Not at this time

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

Wetland Delineation and Habitat Assessment by Cascadia Ecological Services

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

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

- Preliminary Land Division**
- Preliminary Planned Unit Development**
- Preliminary Engineering**
- Sewer Review**
- Water Review**
- Final Engineering and Construction Plans**
- Final health Department Review**
- Final Plat**

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.)

Subdivide approximately 111.72 acres in the City of Ridgefield into 295 single-family residential lots using the provisions of the Planned Unit Development, Cottage Housing Design Standards, and the Developer Agreement between the City and the Land Owner.

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.

Located at 28216 NW 31st Avenue, Ridgefield, 98642, including properties: 213065-000, 213066-000, 213067-000, 213068-000, 213069-000, 213070-000, 213071-000, 213072-000, 213073-000, 213074-000, 213075-000, 213076-000, 213077-000, 213078-000, 213079-000, 213080-000, 213081-000 & 213082-000, in the SE ¼ of Section 17, T4N, R1E WM

B. ENVIRONMENTAL ELEMENTS

1. Earth

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)?

2.3% of the site is listed at 15-25% slope per the GIS Packet

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The GIS Packet indicates GeB, GeD, GeE, HoA, OdB, WAT and WgB soils are present

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

No

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.

Grading will be for construction as needed to install utilities, build roads, construct the stormwater facility, and grade lots for new home construction. Given the size of the project Grading Quantities will likely exceed 500,000 cu.yds. over the life of the project

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

Yes. An erosion control plan will be prepared and standard erosion control measures will be followed during all phases of construction on this site to minimize erosion impacts

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

Approximately 50%

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

Follow the approved erosion control plan and follow standard erosion control measures during site development

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment emissions and dust on the short term. Long term emissions would be produced by automobile traffic and normal household activities, possibly including wood burning stoves and fireplaces.

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

None known

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

NONE

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a farm pond created by damming a creek and there is a farm road over that dam. A culvert controls the water level in the pond. The project borders two (2) watersheds with the westerly portion of the project flowing to Gee Creek and the easterly portion of the project flowing to Allen Canyon 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, the plans call for utilizing the existing crossing for road/access purposes for the proposed development. It is possible that the pond will be drained and the creek restored to its natural state during the construction. All permitting for work associated with the pond/creek crossing will be approved by the Washington State Department of Ecology, Washington State Department of Fish & Wild Life and the US Department of the Army Corps of Engineers.

- 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.

The current proposal might impact up to 0.25 acres of low grade wetlands and buffers for a Community Park and associated Public Trail Systems

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

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

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.

There will be stormwater run-off produced from roadways, sidewalks, driveways, and future homes. That runoff will contain material washed from those surfaces.

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

No

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

No. Stormwater on-site will be directed to approved stormwater management systems for quantity and quality control.

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

The design and approval of a stormwater system and the use of approved erosion control measures will protect the surface and groundwater systems in this area.

4. Plants

- 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?

Most of the vegetation on the developable portions of the site will be removed for grading, extension of utilities, construction of roadways, and future construction of homes.

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

None known

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

Each of the new homeowners will landscape their new parcel as they prefer. This will provide diversity in the area for song birds etc. A large area of property is being dedicated for a Community Park which will further buffer and protect the existing Critical Areas.

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

None known

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
Local birds are observed on the site and in the area

mammals: deer, bear, elk, beaver, other:
There are small mammals, such as mice and rabbits located on and near the site.
This site is also in an area where larger mammals, such as deer, coyotes, and mammals indigenous to the Clark County area are sometimes located.

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

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

None known

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

Pacific Flyway (bird migration)

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

The proposal will adhere to environmental buffers and leave those areas in their natural state.

Each of the new home owners will landscape individual lots as they develop their home sites. This will add some diversity to vegetation in the area for birds and small mammals.

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

None known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The development of housing on this site will result in the use of electricity for lighting and heating. It is possible that solar, natural gas, oil and/or wood heating may also be used by future home owners. There are no house plans available at this time.

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

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No plans for homes are available at this time. All future home construction will be in conformance with the City of Ridgefield Building Codes.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

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

None known

- 1) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- 2) 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.

None

3) Describe special emergency services that might be required.

None

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

None

b. Noise

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

There is existing traffic and neighborhood noise in the area.

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.

There will be construction equipment noise during the short term, while the project infrastructure is being constructed, and, after each home is constructed, noise associated with residential developments will be created upon full build-out of this site into single-family residential housing.

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

Construction on the site will take place during normal working hours as allowed by the City of Ridgefield

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site and the surrounding properties is agricultural and residential. There will be no negative impacts to the surrounding properties other than additional traffic on the adjacent road network along with impacts associated with single family development.

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 is currently agricultural and has been utilized as a farm in the past. The entire site will be part of the development and the use will become residential land for single-family homes

- 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:

There are some agricultural activities in the immediate area. However, it is anticipated that this development will not affect or be affected by the activity.

- c. Describe any structures on the site.

There is 1 residential home with associated outbuildings and several agricultural buildings.

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

Yes, all of the structures will be removed.

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

RLD-4

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

UL

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

N/A

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

There are critical areas mapped by Clark County GIS including a stream, wetlands, potentially unstable slopes and waterfowl habitat. These areas have been studied, verified, and delineated, and the reports are included within the Land Use Application. All critical areas will be marked in the field prior to development and will be protected throughout the duration of the project construction activities.

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

There are 295 single family lots proposed for this development. Therefore, at approximately 2.58 persons per household (per 2010 US Census) there would be 761 people residing within this development at the time of full build-out.

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

2.58

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

None

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

Meet the requirements that are agreed upon between the Developer of this site and the City of Ridgefield based on the Developer's Agreement and current Washington State and City of Ridgefield Codes.

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

None. This property has been annexed into the city limits and zoned for this type of activity.

9. Housing

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

There will be 295 residential lots provided for medium income housing, but providing a wide range of housing types, lot sizes and price points to cover from low-middle to upper-middle income housing.

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

1 middle income housing unit

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

Meet zoning and comprehensive plan goals for the site by meeting minimum and maximum density requirements, providing public utilities and improving public roadways. This site will provide 295 single-family lots. Each new home constructed will be required to pay school, traffic, and park impact fees prior to issuance of building permits.

10. Aesthetics

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

There are no plans for structures at this time, however the current Code restricts a building's height to 30' or 35' with a pitched roof.

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

None

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

The proposed development is in compliance with the zoning and comprehensive plan goals for the area and will provide lots for construction of single-family detached residential housing units similar to those in the area or those that can be developed on adjacent parcels in the future as allowed by City of Ridgefield Code.

11. Light and Glare

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

When homes are built on the proposed lots there will be light produced from house, yard and porch lights. Street lighting is required by the City of Ridgefield Development Code and will be installed along all Roads within the project.

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

The proposed level of lighting produced by full build-out of this development is consistent with that produced within urban residential neighborhoods.

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

None known

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

Compliance with City of Ridgefield Standards.

12. Recreation

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

There are many recreational opportunities in the immediate vicinity including trails in adjacent developments.

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

No.

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

The Paradise Found PUD Subdivision will enhance the existing recreational uses by providing open space, parks and connecting trails. Each of the new homes will pay park impact fees at the time of building permit issuance. Those fees will be used to offset the impact to parks made by new homeowners within this development. Impact fees are used to develop existing park sites or purchase additional park lands. The increased property tax collected from the future developed lots will also help offset impacts created by this development on recreation areas. Each of the proposed lots will have small private yard areas.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Yes, many of the agricultural buildings are older than 45 years

- 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.

No. An archaeological predetermination study was conducted and no further study was recommended.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

An archaeological predetermination study was conducted and no further study was recommended.

- 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.

If any historic or archaeological materials are uncovered during construction on this site, the appropriate agencies will be contacted and construction will be stopped until further investigation can be made. A note will be placed on the final subdivision plat.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The vehicle access to this site is currently from a farm road off N. 45th Avenue. This proposal would construct new roadways and connections with N. 45th Avenue and N. 35th Avenue.

- 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 is not served with public transportation. The nearest C-Tran route is over 3 miles away at the Battle Ground exit at I-5.

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

There will be parking provided on each lot with future garages and driveways.

- 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).

Yes. Half width improvements to N. 35th Avenue and N. 45th Avenue will be to the Major Arterial standards. The interior roads will be constructed to the Collector, Residential Access, and the Residential Local A standards.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The Paradise Found PUD Subdivision will create 294 new single-family residential lots for detached housing. At approximately 9.57 vehicle trips per new home per day, there will be an additional 2,813 new trips generated by the project at the time of full buildout. At one AM and PM peak hour trip per new home site per day, 294 new AM and PM peak hour trips would be generated.

- 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.

It is not anticipated that this proposal would interfere with or be affected by the movement of agricultural products.

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

Dedication of ROW and improvement to public road standards of N. 35th Avenue, N. 45th Avenue, and interior roadways, along with payment of traffic impact fees at the time of building permit issuance. Construction of interior streets and sidewalks will be to ADA standards prior to issuance of home occupancy permits which will help reduce and control traffic impacts from this development.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. The completion of the project, and the construction of new homes, will increase the need for public services in the area.

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

The proposed development provides for extension of public sanitary sewer and public water service to each of the new lots, and the abandonment of any existing septic systems and/or wells located on the site. The development will improve existing public roadways and construct new public roads for circulation. The project will install new fire hydrants as reviewed and approved by the District Fire Chief to provide for improved fire protection in the area. The proposed road improvements will provide for emergency vehicle access to each of the lots. The

payment of impact fees for traffic, schools and park facilities will aid in offsetting the impact this development has on those public services. The Paradise Found PUD Subdivision will increase the tax base in the area and thereby contribute funds for public services. The residences of this development will bring in sales tax revenue to the area and the need for new businesses. The proposed development meets the zoning and comprehensive plan goals for the area by providing residential housing lots at the density targeted by those plans.

16. Utilities

a. Circle utilities currently available at the site:

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

These utilities are either on the site or available to the site and will be extended to the future lots at the time of site development.

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.

Electricity: Clark Public Utilities
Water: City of Ridgefield
Telephone: Century Link
Sanitary Sewer: Clark Regional Wastewater
Refuse: Private refuse carrier

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signer JOEL STRUKWILF

Position and Agency/Organization PROFESSIONAL ENGINEER / STERLING DESIGN, INC.

Date Submitted: 11/13/18