



COMMUNITY DEVELOPMENT DEPARTMENT

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STATE ENVIRONMENTAL POLICY ACT

Revised Determination of NonSignificance

May 18, 2023

Lead agency: City of Ridgefield

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

Agency File Number: PLZ-23-0012 / ECY 201900463

Description of proposal – *Post decision review (PDR) to plat 283 lots in phases 4-7 for single-family detached homes and cottages. The modification would result in a reduction of lots from the originally approved 435 lots to 383 lots within Sanderling Park subdivision. In addition, the applicant is requesting an interim pump station on lot 258.*

Location of proposal - *23117 NW Hillhurst Road. Ridgefield, WA 98642. #7 OF SEC 32 T4NR1EWM. Assessor's #216452000, 2.31 Acres*

Name, phone, e-mail of Applicant/Proponent – *Pahlisch Homes at Sanderling Park LP / 210 SW Wilson Ave, Ste 100/ Bend, OR 97702 / Contact: Ana Bozich, 541.385.6762, annab@pahlisch.com*

City of Ridgefield has revised its SEPA threshold determination of NonSignificance issued on January 29, 2019 in consideration of the following changes: *(also attach revised Environmental Checklist, staff report, addendum or other information)*

The applicant is requesting the following modifications to the original approval:

- Modification of the original approved preliminary subdivision plat to provide 283 lots for the future construction of 251 single-family detached homes and 32 detached cottage homes, while reducing the entire PUD's (Phases 1-7) lot total from 435 to 383.
- A continuation of the overall intent and approval of the original PUD by providing a variety of lot sizes, densities, and housing types.
- Extension and construction of an internal public street network to serve Phases 4-7 and provide future circulation to adjacent properties to the north, east, and south.
- Pedestrian pathways throughout Phases 4-7, including trails to, over, and around the open space tracts, City park area, and critical areas.
- Protection, to the greatest extent practicable, of the on-site critical areas.
- Open space tracts, including a park site to be dedicated to the City, creating active and passive recreation opportunities in conjunction with the project's protected critical areas.

City of Ridgefield has reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the following findings and conclusions:

The applicant has stated the project requires unavoidable permanent wetland, Type Ns stream, and associated wetland and riparian buffer impacts for public road alignments. According to RCO these encroachments can be considered allowed within critical areas meeting the Reasonable Use Exception (RCO 18.280.090) criteria. Permanent impacts to wetland buffer are necessary install a fish passage culvert under an existing berm. The maximum number of homes has been reduced by 52 lots which further reduces impacts from the original approval.

This “modified” DNS is issued under WAC 197-11-340(2)(f) and does not include additional notice and comment (*a new comment period is optional unless it is a modification of a Mitigated Determination of Significance*).

Signature Shana Lazzarini
(electronic signature or name of signor is sufficient)

Date May 18, 2023

Appeal process: Pursuant to RDC 18.310.100.A an appeal of a Type II decision shall be filed with the city clerk within fourteen days after the written notice of the decision is mailed.

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:

~~Kennedy East PUD~~
Sanderling Park

2. Name of applicant:

~~Sterling Design Inc.~~
Pahlisch Homes at Sanderling Park, LP

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

~~Joel Stirling~~
~~Sterling Design Inc.~~
~~2208 E. Evergreen Blvd~~
~~Vancouver WA 98661~~
~~(360) 759-1794~~

Applicant:

Pahlisch Homes at Sanderling Park, LP
Jerry Jones
210 SW Wilson Ave, Suite 100
Bend, OR 97702
(541) 385-6762

Applicant Contact:

AKS Engineering & Forestry
Michael Andreotti, RLA
9600 NE 126th Avenue
Vancouver, WA 98682
(360) 882-0419

4. Date checklist prepared:

~~March 22, 2018~~
February 2023

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~~

Phase 1 construction is complete. Phase 3 has construction approval and Phases 2A and 2B are under review with the City of Ridgefield, with construction of all three phases anticipated to begin in Spring 2023. Phases 4-7 are anticipated to be constructed one phase per year, with the first phase beginning in Spring of 2024. Project completion will be contingent upon market demand but is anticipated to be completed in Fall of 2027.

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 (**Cascadia Ecological Services, Inc.**) dated **April 2, 2018**

- **Updated Critical Area Report and Mitigation Plan (AKS Engineering and Forestry) dated February 2023**
- **Geotechnical Report (Soil & Water Technologies, Inc) dated July 2018**
- **Geotechnical Report (Earth Engineer, Inc) dated September 2022**
- **Geotechnical Report (Columbia West Engineering, Inc.) dated January 6, 2023**
- **Archaeological Pre-Determination dated March 29, 2018**
- **Stormwater Technical Information Report (Sterling Design, Inc.) dated July 2018**
- **Stormwater Technical Information Report (AKS Engineering and Forestry) dated February 2023**
- **Traffic Impact Analysis (H. Lee & Associates, PLLC) dated July 20, 2018**
- **Traffic Memo (AKS Engineering and Forestry) dated January 2023**
- **State Environmental Policy Act (SEPA) Checklist (Sterling Design, Inc.) dated March 22, 2018**
- **This Amended SEPA Checklist**

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 (Approved under PLZ-18-0085)~~
- ~~- Preliminary Planned Unit Development (Approved under PLZ-18-0085)~~
- Preliminary Engineering
- Sewer Review
- Water Review
- Final Engineering and Construction Plans
- Final health Department Review
- Final Plat
- **Post Decision Review (PDR) (approved under PLZ-19-0094)**
- **Post Decision Review (PDR) (approved under PLZ-21-0037)**
- **Post Decision Review (PDR) (approved under PLZ-21-0112)**
- **Post Decision Review (PDR) (approved under PLZ-22-0060)**
- **This Amended State Environmental Policy Act (SEPA)**
- **Nationwide Permit Approval**
- **JARPA Approval**
- **City of Ridgefield Critical Areas 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.)

~~Subdivide 89.65 acres in the City of Ridgefield into 435 single family residential lots using the provisions of the Planned Unit Development and the Developer Agreement between the City and the Land Owner~~

The Applicant is proposing to modify a portion the approved preliminary plat (approved under PLZ-18-0085). The original approval was for 435 lots and the Applicant is proposing to reduce the approved lot total to 383 lot to allow for the future construction of 383 detached single-family homes, attached single-family homes, and cottages. The project includes the construction of 12 internal streets and one proposed collector road. The project will also construct associated infrastructure and utilities for the development The site is currently served from NW Hillhurst Road through Green Pastures Drive and 36th Drive that were stubbed with the construction of Phase 1 (approved under PLZ-18-0085) on the western side of the 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.

Located at 23115 and 23117 NW Hillhurst Road. Tax Lots 21 & 7, #216452-000 and 216690-000, in the NE ¼ of Section 32 and the NW ¼ of Section 33, 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)?

~~0.9% of the site is listed at 25-40% slope per the GIS Packet~~

The steepest slope on site is ±40% and is located adjacent to the critical areas in the center 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.

The GIS Packet indicates GeB, GeD, GeF, HoA, HoB, HoC and ObD soils are present.

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

No

According to the geotechnical report prepared by Columbia West, there are two potential landslide hazard areas. These areas will have a 50-foot slope setback that will require additional investigation and design considerations if structures are to be located within the setback.

- 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.

Grading has occurred for Phases 1-3. Grading to be completed for Phases 4-7 covers ±50 acres and include ±281,000 cubic yards of cut and ±277,000 cubic yards of fill. Excess material will be disposed of off-site at an approved location.

- 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.

Erosion is possible during work in the form of silt transfer and dust blowoff if adequate mitigation measures were not implemented. Erosion potential will be minimized by utilizing best management practices for erosion control.

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

~~Approximately 50%~~

Approximately 65% of the site will be covered with impervious surfaces.

- 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.

Other potential emission sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance. The quantities of those emission are unknown.

- 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

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements.

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, and the creek leaving it eventually flows into Gee Creek.~~

There are two wetlands, two Type F waters, and two intermittent drainages on site. The wetlands are identified as Wetland A and Wetland B. The Type F waters are identified as Tributary 1 and Tributary 2. The intermittent drainage are identified as Intermittent Drainage 1 and Intermittent Drainage 2.

Wetland A is a palustrine emergent/open water (PEM/OW) wetland located in the south-central portion of the site and is fed by Tributary 1. Wetland A is classified as a Category II wetland with a 100-foot buffer. Wetland B is a PEM wetland adjacent to the west bank of Tributary 1 downstream of Wetland A and the farm road impoundment. Wetland B is classified as a Category III Wetland with a 100-foot buffer.

Tributary 1 is a perennial stream mapped as a DNR Type F water. Tributary 1 originates off-site to the south and flows northerly through Wetland A. Tributary 1 has a 150-foot buffer and eventually flows into Gee Creek. Tributary 2 is a perennial stream mapped as a DNR Type F water located in the northeastern corner of the site. Tributary 2 has a 150-foot buffer and eventually flows into Gee Creek.

Intermittent Drainage 1 is a Type Ns water that originates off-site to the south as a left fork to Tributary 1. Intermittent Drainage 1 has a 50-foot buffer. Intermittent Drainage 2 is a Type Ns water that originates from a stormwater outfall and primarily conveys stormwater runoff from the development to the west. Intermittent Drainage 2 has a 50-foot buffer.

- 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. Is it possible that the pond will be drained and the creek restored to it's natural state during the construction.~~

Yes, the applicant is proposing to develop lots, roadways, and a park within 200 feet of the wetlands and streams. A required collector road will be constructed crossing the stream on the south side of the site. A fish passable culvert will be installed for the crossing. Two existing culverts will be removed from the existing farm crossing in the middle of the site and will be replaced with a fish passable culvert to maintain a pedestrian crossing over the existing farm crossing.

- 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 includes the filling of approximately 0.25 acres of low grade wetlands.

The proposed project will result in a wetland fill of ±0.20 acres for constructing of the collector crossing. Fill will be from on-site materials or approved off-site material if necessary.

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

No

Temporary diversion of Tributary 1 will be required to construct a fish passable culvert for the collector road crossing and to construct a fish passable culver under the existing crossing.

- 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

While not part of this project, the City obtained the water rights from the site and will be constructing a municipal well on site. The final location of the well is yet to be determined and the City will obtain all appropriate permitting for a municipal well.

- 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

No waste material from septic tanks or other sources will be discharge into the ground with this project.

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.

Stormwater for Phases 1-5 will be collection on side and conveyed to the stormwater pond constructed with Phase 1 for treatment and detention prior to being released to the stream on

site at rates approved by the City of Ridgefield. Stormwater for Phases 6 and 7 will be collected on site and conveyed to treatment vault and underground storage for treatment and detention prior to being released to the stream on site at rates approved by the City of Ridgefield.

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

No

No waste materials are proposed or anticipated to enter ground or surface water as part of this application.

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 the approved system 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.~~

This proposal will meet the City of Ridgefield and Washington State Department of Ecology's erosion control standards. The stormwater generated by the proposed impervious surfaces will be collected, treated, and discharged on-site at rates allowed per City of Ridgefield Code 18.280. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

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.

The development outside of the private lots will meet the landscape requirements of the City of Ridgefield Code 18.725.055. The development will include street trees, landscaping in open space tracts, and park landscaping. The development will also retain natural areas around the critical areas on site.

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

~~None known~~

Himalayan Blackberry

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~~

Per the Washington Department of Fish and Wildlife Priority Habitat and Species website, the Little Brown Bat and Yuma Myotis are mapped throughout the City of Ridgefield. These species are listed as sensitive and not identified as threatened or endangered.

- 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 diversity to vegetation in the area for birds and small mammals.

On-site critical areas and their buffers will be protected to the greatest extent practicable.

Necessary impacts will be offset through on-site mitigation and off-site mitigation bank credit purchase.

- 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 homeowners. 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.~~

All construction on site will be designed to comply with the Washington State energy code, the International Building Code and City of Ridgefield Building Code as applicable to this project.

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~~

Heavy equipment and a variety of materials will be utilized to construct the project.

Environmental hazards are limited to standard risks associated with residential construction.

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

None known.

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

None known.

- 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.

~~None~~

Typical construction materials such as gas, diesel, oil, etc. might be stored or used on the site during the project's development.

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

None

No special emergency services are anticipated with this project. The project area is within the City of Ridgefield jurisdiction and is currently served by fire, police, and EMS providers.

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

None

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

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.

It is not anticipated that these noises will 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.

There will be construction equipment noise during the short term, while the project is being constructed and then when 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 should be no impacts to the surrounding properties other than additional traffic on the adjacent road network.

- 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 being farmed for dairy cattle. The entire site will be part of the development and the use will become residential land for single-family homes~~

The site was previously a working farmland for dairy cattle. Currently, the east side of the property is utilized as hay field.

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 are 2 residential buildings and many agricultural buildings.~~

There are no structures on site. The existing buildings were demolished with Phase 1 construction.

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

~~Yes, all of the structures will be removed.~~

All previously existing structures were removed prior to site grading.

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 will be studied, verified and delineated prior to development.~~

Yes, the site contains two Type F waters, two wetlands, two intermittent drainages, and geological hazard areas (steep slopes).

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

~~There are 435 lots proposed for this development. Therefore, at approximately 2.58 persons per household (per 2010 US Census) there would be 1,122 people residing within this development at the time of full build-out.~~

The applicant is proposing to construct 383 single-family homes between what has been approved for construction and the proposed modification. Assuming 2.8 persons per single-family residence (SEPA guidance), ±1,072 people will reside in the completed project.

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

4

This displacement occurred with the demolition for construction of the first phase. No additional displacement will occur.

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

None

The proposed project will provide a net increase of 381 residences to replace the residences that were removed.

- 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 435 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.~~

The original application receive approval for 435 lots. The proposed modification will reduce that approval to 383 lots. The development will be providing middle-income homes.

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

2 middle income housing units

The elimination of these occurred with the demolition for construction of the first phase. No additional units will be removed.

- 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 435 single family lots.~~ Each new home constructed will be required to pay school, traffic, and park impact fees prior to issuance of building permits.

The proposed project will provide a net increase of 381 residences to replace the residences that were removed.

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 currently, 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

Views across the site may be altered with the project, and adjoining property may be able to see some of the future residences.

- c. 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.

The development will also provide street lighting. Lighting will occur during hours of darkness.

- 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.~~

It is not anticipated that light or glare from the finished project will create a safety hazard or interfere with views. All proposed exterior lighting installed will follow City of Ridgefield code.

- 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:

~~None~~

Lights will be installed and shielded to control potential off-site impacts. Intensity of lighting will be kept at a level to assure safety on the site but meet all applicable City of Ridgefield requirements.

12. Recreation

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

~~There are many recreational opportunities in the immediate vicinity including the planned RORC site to the north of this site.~~

There are many recreational opportunities within the immediate vicinity of the site, including:

- **Ridgefield Wildlife Refuge is ±2.50 miles north of the site.**
- **Ridgefield Outdoor Recreation Center is ±0.25 miles north of the site.**
- **City of Ridgefield Dog Park is located ±2.00 miles to the north of the site.**

- 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:

~~This development 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.~~

This development proposes the construction of a trail network, multiple open spaces, and a 2.5-acre park that will be dedicated to the City of Ridgefield. Park impact fees will also be paid as required.

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

According to the Archaeological Predetermination completed by Applied Archaeological Research, none of the buildings that are 45 years old or older were eligible for listing in the National Register of Historic Places.

- 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.

The predetermination included records and aerial photography research and a site study including pedestrian transects no more than 10 meters apart and 59 shovel test pits.

- 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 NW Hillhurst Road.~~

~~This proposal would construct new roadways and connections with NW Hillhurst Road and stub connections for future road networks.~~

Vehicle access to the site is currently taken via Green Pastures Drive and 36th Drive from NW Hillhurst Road. Once the development is completed, vehicles will continue to take access via Green Pastures Drive and 36th Drive, along with construction of 12 internal streets and one proposed collector road to service the planned subdivision.

- 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 approximately 2 miles away at the Battle Ground exit at I-5~~

The nearest C-Train route is approximately 2.25 miles away with a stop near the corner of S 47th Avenue and Pioneer Street.

- 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.~~

No parking will be eliminated. Each home will have a minimum of two parking spaces provided, for a minimum of 766 spaces for the 383 lots. On-street parking will also be available throughout the development.

- 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 NW Hillhurst will be to the Major Arterial standards. The interior roads will be constructed to the Collector, Residential Access and the Residential Local A standards.~~

Half-width improvements have been construction for NW Hillhurst Road. Phases 4-7 of the project will extend Green Pastures Drive and 36th Drive, along with constructing 12 internal streets and one collector road half-width to serve the subdivision. The project will also include trails and sidewalks and bicycles will share the internal roadways with vehicles, with bike lanes provided on NW Hillhurst Road and the proposed collector.

- 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?

~~This development will create 435 new single family residential lots for detached housing. A traffic Impact Study has been prepared by H. Lee and Associated. Their report finds there will be an anticipated~~

~~additional 3,857 new daily trips generated by this development at the time of full buildout, including 291 new AM and 383 new PM peak hours trips.~~

The original approval was for 435 lots, including 327 detached single-family homes and 108 attached single family homes, and through multiple post decision review modifications, including this application, the total number of lots for the development will be reduced to 383, including 355 detached single-family homes and 28 attached single-family homes. This results in a reduction of 52 lots, for a reduction in trips by 322 average daily trips, 16 a.m. peak hour trips, and 17 p.m. 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.

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 NW Hillhurst Road and interior roadways, payment of traffic impact fees at the time of building permit issuance, and the construction of interior streets and sidewalks to ADA standards prior to issuance of home occupancy permits 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 this development 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 exiting septic systems and/or wells located on the site. The development will improve existing public roadways and construct new public roads for circulation. This 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. This development 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

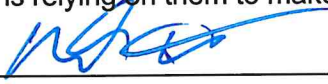
Telephone: Century Link, **Comcast**

Sanitary Sewer: Clark Regional Wastewater

Refuse: ~~Private refuse carrier~~ **Waste Connections**

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 signee: Michael Andreotti _____

Position and Agency/Organization: Land Use Planner, AKS Engineering and Forestry _____

Date Submitted: 3-6-23 _____