Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance** (DNS) for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Date of this notice:** February 22, 2019

**Closing date for public comments:** March 11, 2019

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

**Project Name:** Muhonen Short Plat

**Case Number(s):** PLD2019-00002, SEP2019-00004, GEO2019-00007, & WET2019-00003

**Request:** The applicant requests approval to divide an existing 9.91 acre parcel into 2 separate parcels pursuant to R-5 district standards.

**Address:** 5303 NW 304th Street
Ridgefield, WA 98642

Revised 2/22/2019

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 564.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office. Phone: 564.397.2322 Relay: 711 or 800.833.6384 E-mail: ADA@clark.wa.gov
Notice of Optional SEPA - DNS

Parcel number(s): 210764-000

Applicant: Cascade West Development
Brett Kalliainen, contact
5687 South 6th Way
Ridgefield, WA 98642
360.907.5143
brent@cascadewest.com

Contact Person: AKS Engineering & Forestry, LLC
Bart Catching, contact
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
360.882.0419
catchingb@aks-eng.com

Staff contact: Amy Wooten, Planner II
564.397.5683
amy.wooten@clark.wa.gov

Neighborhood Association/Contact: Enterprise/Paradise Point NA (Inactive)
Marilee McCall, NA Program Coordinator
564.397.2316
marilee.mccall@clark.wa.gov

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: January 10, 2019
Fully Complete date: February 6, 2019

Public Comment
The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Public Comment Deadline: March 11, 2019

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.
Mail: Attn: Amy Wooten, Planner II  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810  

An accurate mailing address for those mailing comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.  

Email: amy.wooten@clark.wa.gov  

SEPA Options  
As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:  

- **DS - Determination of Significance**: The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);  
- **MDNS - Mitigated Determination of Non-Significance**: The impacts can be addressed through conditions of approval, or;  
- **DNS - Determination of Non-Significance**: The impacts can be addressed by applying the Clark County Code.  

**Responsible Official**: Mitch Nickolds, Community Development Director  

Timelines and Process  
Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.  

**Community Development Web site - www.clark.wa.gov/development**  
- Weekly Preliminary Plan Review Status Report - includes current applications  
- Pre-Application Conferences and Land Use Hearing agendas  
- Applications and handouts for each type of land use permit  

Appeals  
The responsible official’s decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a “Party of Record.” To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.  

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.
Refer to the *Appeals* handout for more information and fees.

**SEPA Appeal**
A *procedural SEPA appeal* is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A *substantive SEPA appeal* is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A *procedural or substantive appeal* must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

**Attachments**
- Proposed plan
- Map of property owners receiving notice
Distribution
This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division

Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe

State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation

Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation

Local Agencies: Clark County Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Clark County Conservation District
City of Vancouver Transportation

Special Purpose Agencies: Clark County Fire
Clark Public Utilities

The Media
The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record

Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran

Additional attachment for agencies:
- SEPA checklist
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES ONLY. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

SIGHT DISTANCE CERTIFICATION
A MODERNIZATION STUDY WAS PERFORMED OF ALL PROPOSED ROADWAYS NEAR THE SITE AS PART OF THE SUBMITTAL PROCESS. NO MODIFICATIONS WERE MADE TO THE PROPOSED ROADWAYS NEAR THE SITE AS A RESULT OF THE MODERNIZATION STUDY.

SEPTIC NARRATIVE
The owners of the site shall be responsible for the design, construction, and maintenance of all septic systems. The site is not designed to support septic systems for more than 10 residents.

BUILDING SETBACKS:
- Front: 100 feet
- Side: 100 feet
- Rear: 100 feet
- Depth: 200 feet

DENSITY STATISTICS:
- Gross Site Area: 10 acres
- Lot Size: 1 acre
- Proposed Lots: 2

GENERAL NOTES:
- All construction on the site shall be performed in accordance with the provisions of the Clark County Development Code.
- The site is located within a floodplain zone and shall be designed and constructed to comply with the applicable floodplain regulations.
- All utilities, including water, sewer, and electrical, shall be installed in accordance with the applicable codes and regulations.

PROPERTY DESCRIPTION
3303 NW 304th St, Ridgefield, WA 98642
Located in the St. Cl. Rd. 5, St. Cl. Rd. 7, Willamette Meridian, Clark County, Washington
Property Serial: 210784-100

RURAL MINOR COLLECTOR (Range 3): 2-LANE
PREPARED BY: BRAD COTT/WIRE, CSR
PREPARED FOR: MUNICIPALITY OF THE CITY OF CLARK COUNTY
PREPARED FOR: MUNICIPALITY OF THE CITY OF CLARK COUNTY
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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:
Muhonen Short Plat

2. Name of applicant:
Cascade West Development (Brent Kalliainen)
3. Address and phone number of applicant and contact person:

Applicant:  
Cascade West Development  
Brent Kalliainen  
5687 South 6th Way  
Ridgefield, WA 98642  
(360) 907-5143

Contact:  
AKS Engineering & Forestry, LLC.  
9600 NE 126th Ave, Suite 2520  
Vancouver, WA 98682  
Bart Catching  
CatchingB@aks-eng.com  
360-882-0419

4. Date checklist prepared:  
01/09/2019

5. Agency requesting checklist:  
Clark County, WA

6. Proposed timing or schedule (including phasing, if applicable):  
The applicant plans to divide the property in the spring of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  If yes, explain.  
The short plat is intended for future construction of one single-family dwelling.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
An archaeological investigation report, and a critical areas assessment and preliminary mitigation plan have been prepared.

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.
SEPA Determination, County Wetlands and Habitat Determination, Critical Areas Permit and Mitigation Plan, Geological Hazard Short Plat Building Envelope Exemption, Short Plat Approval, Archaeological Monitoring, and Road Modification Re-Certification.

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 plans to divide the 9.91 acre site into two homesites. The existing dwelling is to be located on the planned north 5.0 acre lot. The second 4.91 acre lot is planned for the south portion of the site for a future single family dwelling. County Code allows one lot in a short plat to be within 10% of the minimum lot size (here 5 acres). Thus the 4.91 acre lot is acceptable. Structural permits
are not proposed with this application. However, new homesite feasibility and avoidance/mitigation of critical areas is addressed on the preliminary plat materials and County land use application.

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.
Address: 5303 NW 304th Street, Ridgefield, WA 98642

Abbreviated Legal: N 1/2 of the E 1/2 of the SE 1/4 of Sec. 07, T4N, R1E, WM, Clark County, WA.

Clark County Parcel ID#: 210764-000

B. Environmental Elements [HELP]

1. Earth [help]
   a. General description of the site:
      (circle one) Flat, rolling, hilly, steep slopes, mountainous, other ____________

   b. What is the steepest slope on the site (approximate percent slope)?
      The west side of the site is generally flat, including the area where a future homesite would be
      located on the future south lot. Topography slopes increasingly down to a drainage depression on
      the east side of the site running south to north. Based on County GIS data, areas of 15-25% slopes
      are associated with the drainage depression in the central and east portions of the site.

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

      According to the USDA NRCS web soil survey, soils on site consist primarily of Sara silt loam (SIB,
      SID, and SIF) with limited areas of Cove silt loam (CvA < 10 % of site).

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

      County GIS shows limited areas of potential landslide hazard areas associated with steep slopes near the
      drainage depression. The planned future homesite building envelope is outside this area. (Top of Slope, based
      on GIS contours is indicated on the plans included with the application.)

   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.

      This is an application for a short plat land division only. No excavation, grade, or fill is planned.

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion is possible from future construction, mainly in the form of silt transfer and dust blow off. 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)? This is an application for a short plat land division only. Stormwater feasibility estimates for the future homesite on the south 4.91 acre lot assume 14,000 square feet of impervious surfaces (7,000 square feet each for structures and driveway respectively). This conservative estimate of impervious surfaces would involve approximately 6.5% (±32 acres) of the south lot. The planned 5.0 acre north lot is already improved with a dwelling and driveway.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: The application proposes to utilize best management practices from the latest version of the Western Washington Stormwater Manual for reduction and control of soil erosion.

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 future site development and building construction on the south lot there will be exhaust emission from construction equipment. Once construction is completed, air emissions will be limited to automobile exhaust from vehicles entering and leaving the site.

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: Applicant will comply with applicable code and best management practices.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Yes, as discussed in the Critical Areas Assessment, three wetlands (referred to as wetlands A, B, and C) and two streams (Water 1 and Water 2) are present on the east portion of the site. All three wetlands are classified as palustrine forested wetland (PFO). Water 1 is a seasonal, non-fishbearing (DNR Water Type Ns) tributary to Water 2. Water 2 is a fishbearing (DNR Water Type F) tributary to the Lewis River.

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.
This is an application for a short plat land division only. No excavation, grade, or fill is planned at this time. Based on the proposed building envelope, the future homesite on the south lot will avoid and not require work within 200 feet of the described waters.

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.
   None.

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: [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.
      Yes, one new domestic well is planned to serve the future homesite.

   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 south lot homesite is to be served by a private onsite septic system. The septic system, when constructed, will meet applicable state and local regulations regarding discharge.

c. Water runoff (including stormwater):
   1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
      Stormwater generated by impervious surfaces is planned to be collected and dispersed on-site in dedicated flow-path areas, eventually discharging east to the natural drainage paths.

   2) Could waste materials enter ground or surface waters? If so, generally describe.
      No waste materials are proposed to enter the ground or surface waters 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. Other than the on-site stormwater dispersion discussed in C (1) above, this project is not anticipated to affect drainage patterns in the vicinity of the site. See the Stormwater Plan and Technical Information Report included with the application materials for more information.

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

Stormwater generated by impervious surfaces will be collected and routed to infiltration trenches for full dispersion on-site east of the development envelope. Dispersion paths will utilize natural drainage patterns and native vegetation will be retained to the greatest extent possible. See the Stormwater Plan and Technical Information Report included with the application materials for more information.

4. Plants [help]

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [ ] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] Orchards, vineyards or other permanent crops.
- [x] wet soil plants: cattail, buttercup, bulrush, 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?

This application is for a short plat land division only and vegetation removal is not proposed at this time. Any vegetation that may be removed under future permits related to this development will take into account the environmental constraints of the site. Proposed future site development will require clearing and grading to accommodate homesite construction. Native vegetation will be protected within the critical areas and buffers and will be enhanced as described by the wetland and critical areas report accompanying this application. The site contains a few scattered Oregon white oaks. Two Oregon white oaks may potentially be removed with habitat permits related to this project. If such removal is necessary, habitat mitigation will be completed per the critical areas assessment and mitigation plan.

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:

A landscape plan is not required by the County for this application. Wetland and buffer areas are to be avoided by the future homesite building envelope. Native plants are to be avoided where
feasible. Oregon white oaks are to be preserved or mitigated per County regulations. See the critical areas documentation with the application for further information.

e. List all noxious weeds and invasive species known to be on or near the site. California blackberry, Himalayan blackberry, and reed canary grass.

5. **Animals** [help]

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

Examples include:

- birds: hawk, heron, eagle, songbirds, other
- mammals: deer, bear, elk, beaver, other
- fish: bass, salmon, trout, herring, shellfish, other

Songbirds, deer, rabbits

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.
Yes, Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
Avoidance and protection of riparian buffers to protect stream and wetland habitat. A mitigation plan for potential disturbance to Oregon white oaks resulting in a net increase in oaks.

e. List any invasive animal species known to be on or near the site.
None known.

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.

Electricity is available for the energy needs of a future single-family residence.

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:
   This is an application for a short plat land division. Energy conservation features may be installed in a future home per County and State Building Codes regulations.

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.

No environmental hazards are anticipated from the land division. Future environmental hazards are limited to the standard risks associated with construction and occupancy of the development.

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.
   Typical construction materials such as: gas, diesel, oil, etc. associated with future use.

4) Describe special emergency services that might be required.
   No special emergency service needs are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:
   No impacts are anticipated, so no such measures are proposed.

b. Noise

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

   The site is located in a relatively quiet area of rural Clark County north of Ridgefield and over one mile west of I-5. It is not anticipated that the noise will negatively impact a future homesite.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

   Short term – construction equipment during daylight hours when homesite is improved.
   Long term – typical single-family dwelling use and associated vehicular noise.

3) Proposed measures to reduce or control noise impacts, if any:
   All construction equipment shall have muffled exhaust. Restrict construction to hours allowed by Clark County.

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 parent parcel currently has a single family residence. The overall project site is a mixture of open, flat pasture area in the southwest corner of the site and sloped, wooded drainage on the east portion of the site. Adjacent properties are zoned Rural R-5 and are generally improved with large-acreage homesites. Land uses on nearly or adjacent properties are not anticipated to be affected.
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 does not appear to have been used as working farm or forest land in the recent past.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

A single family residence built in 2015 is located on the north portion of the site.

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

The existing dwelling is to be retained on the north 5.0 acre lot created by the short plat.

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

Rural-5 (R-5) District.

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

R-5

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

None

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

Palustrine forested wetlands, waters in the form of seasonal non-fish-bearing and fish-bearing streams, Oregon white oak trees, geological hazard areas, and high-probability archaeological site features are present on the subject property. The proposed development envelope is designed to avoid and minimize impacts to all critical area. See the County land use application for further information.

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

Assuming 2.67 people per residence, approximately 2.67 people will reside in the completed project.

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

None. One new homesite is planned.

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

N/A.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Existing R-5 zoning and County land division rules allow the short plat division of the parent parcel. The proposed development meets the required dimensions, areas, and density for the R-5 zone. Single family residences are a Type I permitted use in the zone.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
The subject property and surrounding properties are zoned R-5 rural residential. Negative impacts to agricultural and forest lands of long term significance are not anticipated.

9. Housing [help]
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
A homesite for one middle-income dwelling unit is made possible by this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units would be eliminated

c. Proposed measures to reduce or control housing impacts, if any:
Land divisions for new single-family dwelling construction in unincorporated Clark County are administered per Clark County Unified Development Code and other applicable regulations.

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?
R-5 maximum building height is 35 feet. Future home exterior material is yet to be determined, but when permitted must meet County land use and Building Code requirements.

b. What views in the immediate vicinity would be altered or obstructed?
No known views will be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:
No aesthetic impacts are anticipated.

11. Light and Glare [help]
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No impacts in excess of normal single-family residential lighting and glare are anticipated.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No interference is anticipated.

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:
No additional measures beyond conformance with County Code is anticipated as necessary.

12. Recreation [help]
a. What designated and informal recreational opportunities are in the immediate vicinity?
Many recreational opportunities are accessible to this site, including the Ridgefield National
Wildlife Refuge to the west, historic downtown Ridgefield to the southwest, the Clark County
Events Center (Fairgrounds) to the south, and ilani Casino Resort to the northeast.

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:
No negative impacts are anticipated.

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.
No structures are present in the area of the planned south short plat lot.

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.
Archaeological monitoring was performed by Willamette Cultural Resources Associates, Ltd.
(Willamette). Willamette produced a Technical Memorandum which described the investigation
dated August 31, 2015. The Report was prepared both for the construction of the 2015 dwelling on
the north portion of the property, as well as to assess potential impacts from a future south
homesite. The Memorandum noted a previous 2008 pre-determination survey conducted by a
former owner which found evidence of archaeological artifacts located in a “central locus” which
could be avoided by the planned building envelope. Willamette monitored site work for the 2015
residence, but “observed no archaeological material or evidence of intact archaeological deposits.”

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.
See the response to 13 (b) above. Willamette coordinated with DAHP under Permit 2014-58.

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.
No loss is expected to occur from future development of the site. Site monitoring for future ground-disturbing
work is recommended and measures to prevent disturbance to any artifacts discovered are to be observed.
State DAHP has a site file number 45CL744 for the site and ongoing work is to be monitored by Willamette.
Per DAHP, the site will continue to be monitored during construction under Permit 2014-58 for site 45CL744.
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 is accessed by NW 304th Street along its north boundary. NW 304th Street, a Rural Local Collector road, accesses the local neighborbord north of Ridgefield to the west and intersects NW 51st Avenue to the east which provides access to Interstate-5 either to the north or south approximately 1.5 miles away. Refer to the application plans for further information.

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? **There are no C-Tran bus stops located near the site. The closest stop is at the Fairgrounds Junction.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **The new homesite lot will have a minimum of three parking spaces. No spaces are to 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). **No.**

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? **It is estimated 9 new daily trips would be generated by this homesite, with one AM peak hour trip and one PM peak hour trip. The estimates are based on a Traffic Profile included with the application which utilized the ITE Trip Generation Manual, 10th Edition.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**

h. Proposed measures to reduce or control transportation impacts, if any: **It is not anticipated that additional measures will be necessary. Applicable impact fees will be paid.**

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. **One additional dwelling unit will cause an incremental increase in the need for all public services.**
b. Proposed measures to reduce or control direct impacts on public services, if any. The appropriate impact fees will be paid.

16. Utilities [help]

a. Circle utilities currently available at the site:
   - electricity
   - natural gas
   - water
   - refuse service
   - telephone
   - sanitary sewer
   - septic system
   - other

   e. 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.

   Electrical: Clark Public Utilities
   Water: Private Well
   Sanitary Sewer: Private Onsite Septic System
   Refuse: Waste Connections
   Gas: Northwest Natural
   Telephone: Comcast and Century Link

   General construction activities to extend services to the site will include underground utility trenching from the nearest connection point, as well as construction of a well and septic system.

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: ____________________
b. Proposed measures to reduce or control direct impacts on public services, if any. The appropriate impact fees will be paid.

16. **Utilities** [help]

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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.
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   - Water: Private Well
   - Sanitary Sewer: Private Onsite Septic System
   - Refuse: Waste Connections
   - Gas: Northwest Natural
   - Telephone: Comcast and Century Link

General construction activities to extend services to the site will include underground utility trenching from the nearest connection point, as well as construction of a well and septic system.

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: [Signature]

Name of signee: **John M. Meier**

Position and Agency/Organization: **Manager, AKS Engineering & Forestry**

Date Submitted: **1-10-19**